

Planning Committee

Tuesday 6 December 2016

5.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Darren Merrill
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor Catherine Dale
Councillor Helen Dennis
Councillor Ben Johnson
Councillor Eleanor Kerlake
Councillor Sarah King

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Victoria Foreman on 020 7525 5485 or email: victoria.foreman@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 28 November 2016



Planning Committee

Tuesday 6 December 2016

5.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensations in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 8
	To approve as a correct record the minutes of the open section of the meeting held on 8 November 2016.	

Item No.	Title	Page No.
6.	DEVELOPMENT MANAGEMENT	9 - 13
6.1.	AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17	14 - 84

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 28 November 2016



Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 8 November 2016 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Nick Dolezal (Chair) Councillor Lorraine Lauder MBE Councillor Samantha Jury-Dada Councillor Hamish McCallum Councillor Darren Merrill Councillor Jamille Mohammed Councillor Adele Morris
OTHER MEMBERS PRESENT:	Councillor Barrie Hargrove – Member for Peckham Ward Councillor Dan Whitehead – Member for Surrey Docks
OFFICER SUPPORT:	Simon Bevan – Director of Planning Yvonne Lewis – Group Manager, Strategic Applications Team Jon Gorst – Legal Representative Michael Tsoukaris – Group Manager, Design and Conservation Robin Sedgwick – Senior Planning Officer Dipesh Patel – Group Manager, Major Applications Sally Crew – Transport Policy Manager Jack Ricketts – Planning Officer Neil Loubser – Planning Officer Victoria Foreman – Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillor Michael Mitchell.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated at the meeting:

- Addendum report relating to agenda items 9.1, 9.2 and 9.3
- Members pack relating to agenda items 9.1, 9.2 and 9.3.

4. **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no declarations of interest or dispensations.

5. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 11 October 2016 be approved as a correct record and signed by the chair.

6. **TO RELEASE £499,583.88 FROM SECTION 106 AGREEMENTS TO DELIVER PUBLIC REALM AND ENVIRONMENTAL IMPROVEMENT WORKS AT BURGESS PARK AND EDMUND STREET**

RESOLVED:

That the allocation of funds totalling £499,583.88 be released to deliver public realm and environmental improvement works.

7. **TO RELEASE £248,917.38 OF SECTION 106 MONIES TOWARDS IMPROVING ST MARY'S CHURCHYARD IN THE ELEPHANT AND CASTLE**

RESOLVED:

That the release of £248,917.38 of section 106 funding towards improvements at St Marys Churchyard, Elephant and Castle, be authorised.

8. **TO TRANSFER OF £11,507,000 FROM THE DEVELOPMENTS AT LAND ADJACENT TO LAMBETH COLLEGE AND POTTERS FIELD (A/N 560) AND NEO BANKSIDE (A/N 339A) TOWARDS THE COST OF PROVIDING 378 NEW AFFORDABLE HOUSING UNITS**

RESOLVED:

That the expenditure of £11,507,000 from the section 106 Affordable Housing Fund (AHF), being monies from the developments at land adjacent to Lambeth College and Potters Field (a/n 560) and Neo Bankside (a/n 339A) noted in paragraph 26, towards the provision of 378 new affordable housing units of the council's award of the Southwark Regeneration in Partnership Programme (SRPP) – Lot B to Affinity Sutton Homes Ltd., be authorised.

9. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

10. 91-93 PECKHAM HIGH STREET, LONDON SE15 5RS AND PECKHAM SQUARE

Planning application reference 16/AP/3075

Report: see pages 47 to 93 of the agenda and pages 1 to 3 of the addendum report.

PROPOSAL

Redevelopment comprising the removal of the Peckham Arch and redevelopment of the southern part of the square (including 91 - 93 Peckham High Street) to provide a mixed use scheme comprised of two buildings of 4 and 6 storeys to provide 19 residential (Class C3) units, 255 sqm of gallery (Class D1) space, 201 sqm of co-work (Class B1) space, and 82 sqm of flexible office (Class B1)/Retail (Class A1) with ancillary covered cycle storage and enclosed refuse storage.

The committee heard an officer's introduction to the report and addendum report. Councillors asked questions of the officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agents addressed the committee and answered the committee's questions arising from their submission.

There were no supporters of the application who lived within 100m of the development site and wished to speak.

The committee heard a representation from a local ward councillor, Councillor Barrie Hargrove, and asked questions of Councillor Hargrove.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. That planning permission be granted, subject to the completion of an appropriate legal agreements and conditions set out in the report and addendum report, and the following additional clause to be secured within the planning obligations agreement:
 - That a communal lift scheme be submitted for site 2; the scheme will provide:
 - the proposed design details of the communal lift
 - the proposed regime for managing and maintaining the communal lift, including proposals to secure the long term maintenance and management
 - the proposals for securing and providing 24/7 access for 365 days a year to the wheelchair accessible flat – 0402 of site 2.
2. That in the event that the legal agreement is not completed by 31 January 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 107 of the report.

11. FORMER ODESSA STREET YOUTH CLUB, COMMERCIAL PIER WHARF, ODESSA STREET, LONDON SE16

Planning application reference 16/AP/2681

Report: see pages 94 to 134 of the agenda and pages 3 and 4 of the addendum report.

PROPOSAL

Demolition of the former youth club building and nightclub building, and removal of crane, and erection of two buildings arranged across a communal garden ranging from four to eleven storeys in height comprising 197sqm of Class A1/A3 (restaurant/cafe) floor space, 74 residential units (13 x 1 bedroom, 42 x 2 bedroom, 17 x 3 bedroom and 2 x 4 bedroom) with private gardens, balconies and terraces, communal amenity space, 23 parking spaces, 136 cycle spaces, refuse storage, creation of vehicle access from Odessa Street, associated works including electricity substation and construction of new section of Thames River Path and associated landscaping.

The committee heard an officer's introduction to the report and addendum report. Councillors asked questions of the officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agents addressed the committee and answered the committee's questions arising from their submission.

There were no supporters of the application who lived within 100m of the development site and wished to speak.

The committee heard a representation from a local ward member, Councillor Dan Whitehead, and asked questions of Councillor Whitehead.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. That planning permission be granted subject to conditions set out in the report and addendum report, the applicant entering into an appropriate legal agreement by no later than 24 February 2017, referral to the Mayor of London and subject to a decision from Historic England not to list the crane.
2. That in the event that the requirements of the resolution above are not met by 24 February 2017, the Director of Planning be authorised to refuse planning permission for the reasons set out under paragraph 116.

12. CAR PARK SITE, COPELAND ROAD, LONDON SE15 3SL

Planning application reference 16/AP/3503

Report: see pages 135 to 170 of the agenda and pages 4 and 5 of the addendum report.

PROPOSAL

Erection of 67, one, two and three bedroom flats within 4 - 8 storey development with associated parking, cycle and refuse/recycling stores and landscaping including re-provision of (enlarged) ball court.

The committee heard an officer's introduction to the report and addendum report. Councillors asked questions of the officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agents addressed the committee and answered the committee's questions arising from their submission.

There were no supporters of the application who lived within 100m of the development site and wished to speak.

There were no representations from local ward councillors.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. That planning permission be granted subject to the completion of an appropriate legal agreement, conditions set out in the report and addendum report, and an additional condition requiring control of hours of use and a management plan for the ball court.

2. That in the event that the legal agreement is not completed by 31 January 2017, the Director of Planning be authorised to refuse planning permission for the reason detailed in paragraph 96.

The meeting ended at 10.28pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 6 December 2016	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Victoria Foreman 020 7525 5485
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or General Enquiries 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Constitutional Manager (Acting)	
Report Author	Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	28 November 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		28 November 2016

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Tuesday 06 December 2016

Appl. Type Approval of Reserved Matters

Reg. No. 16-AP-2800

Site AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17

TP No. TP/H1059

Ward Faraday

Officer Terence McLellan

Recommendation GRANT PERMISSION

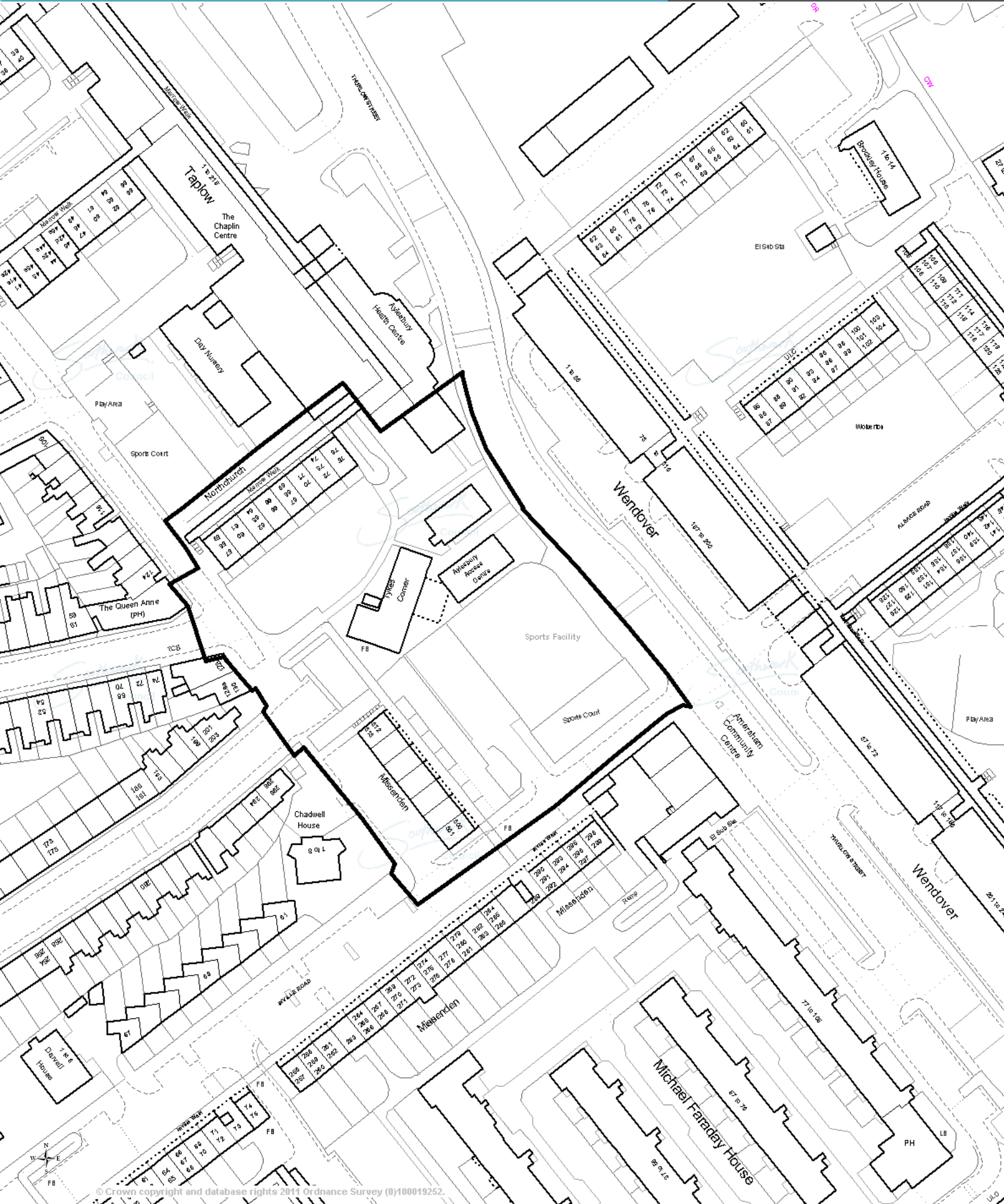
Item 6.1

Proposal

Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking.

Ordnance Survey

Date 23/11/2016



© Crown copyright and database rights 2011 Ordnance Survey (0100019252)

Item No. 6.1	Classification: Open	Date: 6 December 2016	Meeting Name: Planning Committee
Report title:	Management planning application: Application 16/AP/2800 for: Approval of Reserved Matters Address: AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17 Proposal: Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking.		
Ward(s) or groups affected:	Faraday		
From:	Director of Planning		
Application Start Date	12/07/2016		
Earliest Decision Date	20/08/2016		

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Introduction

2. In August 2015 the council granted outline planning permission (OPP) under application 14/AP/3844, for the comprehensive redevelopment of the Aylesbury Estate in line with the requirements of the development plan and the aspirations of the Aylesbury Area Action Plan

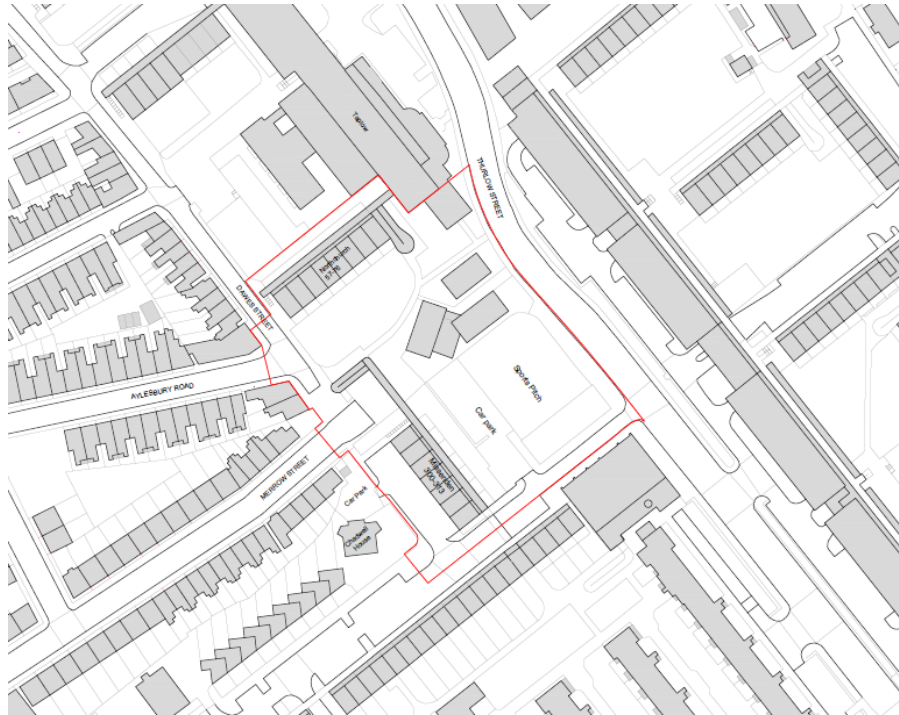
(AAP). The outline planning permission created the framework to transform the Aylesbury Estate through the demolition of the existing poor quality housing and redevelopment to provide high quality mixed tenure housing, public open spaces and new community/work spaces all clearly linked into the surrounding streets helping to create a sustainable and inclusive neighbourhood.

3. The OPP was approved alongside a detailed planning application to redevelop the site bounded by Portland Street, Albany Road, Westmoreland Road and Bradenham Close, known as the first development site (FDS). The FDS represents the first phase of the comprehensive regeneration of the Aylesbury Estate and will provide 830 new homes alongside an early years facility, extra care housing and housing for individuals with learning difficulties in buildings ranging in height from two to 20 storeys.
4. In addition to the 830 homes that will be delivered on the FDS, the OPP can deliver up to 2745 new homes, as well as employment, community, health and retail floorspace, all based on a network of new or improved streets. Given the outline nature of the planning permission and for the scheme to be delivered over an 18 year period, a certain degree of flexibility was built into the OPP to respond to changing circumstances and demands.
5. The OPP therefore included 'minimum' and 'maximum' scenarios for residential and non-residential floorspace as well as fixing the maximum building heights, areas of open space, extent of development parcels and defining development parcels and subplots. Details with regards to access, layout, scale, appearance and landscaping were reserved by condition and must be approved by reserved matters applications (RMA). This current application relates to the first RMA for the Aylesbury regeneration.

Site location and description

6. The application site refers to Plot 18 (otherwise known as Phase 2a) which forms part of the second phase of the Aylesbury regeneration.
7. Plot 18 is located within the central northern section of the Aylesbury Estate and is bounded to the east by the wide tree lined Thurlow Street which is an important artery through the estate and a major public transport route. To the north the site is bounded by the 13 storey flatted residential block known as Taplow House. Inville Road marks the southern boundary where the existing energy centre boiler house is located. Dawes Street forms the western boundary of Plot 18 and also marks the transition from the Aylesbury Estate to the more traditional housing of the Liverpool Grove Conservation Area.

Plot 18 site plan (existing)



8. Existing buildings on the Plot 18 site include the four and five storey housing blocks of Northchurch and Missenden respectively as well as a MUGA fronting Thurlow Street and a number of single storey huts currently used by local charity, the Creation Trust. A large area of hard standing, used as car parking associated with the MUGA, can be accessed from Inville Road.

Details of proposal

9. Under the terms of the OPP, the key aim of the Plot 18 site is to create a community and retail hub centred on a new civic space, to be known as Aylesbury Square. As well as providing new homes and the Aylesbury Square civic space, Plot 18 is also required to provide a significant amount of social infrastructure creating a cluster of community uses that will bolster the importance of the new public square. As well as general needs housing (both private and affordable), Plot 18 is also required to provide dedicated housing for the over 55's age group. The uses will include:
- Housing
 - Health centre
 - Library
 - Early years facility
 - Retail.
10. Whilst the principle of land use, quantum of development, position of buildings, location and layout of new streets has already been established by the OPP, the current reserved

matters application (RMA) seeks approval of those matters that have been reserved by condition such as access, scale, appearance, layout and landscaping.

11. Plot 18 is made up of two development parcels (18a and 18b) as defined in the OPP. Development parcel 18a (known as the North Block) is proposed to provide 122 housing units, 225sqm of Class A1/A2/A3 floorspace which will include a pharmacy and a café, 889sqm of Class D1 use which will include a library, a stay and play facility, public meeting rooms, Creation Trust offices and an afterhours facility. This will be provided within a part 15, part 7, and part 4/6 storey building known respectively as Block 1 (private housing), Block 2 (affordable over 55's housing) and Block 3 (affordable housing).

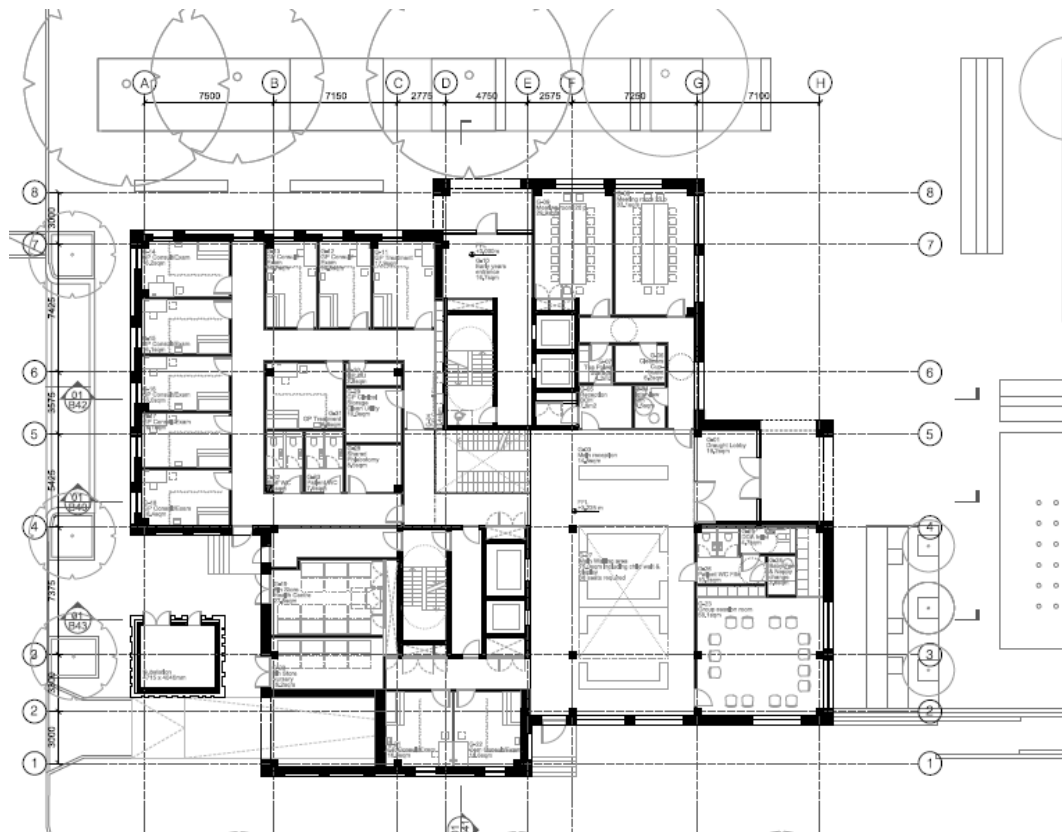
Plot 18 proposed layout



12. The new library, at 443sqm, will be more than three times the size of the current East Street library, with a larger stock, more study space, access to Wi-Fi and space for a broader range of activities for the whole community. The library will offer services to people of all ages but would have a particular focus on children, families and young people. This can include various programmes of activities including homework and study support sessions, reading groups, activities for under-fives and family learning sessions. A larger book stock would be available to underpin this and to encourage local children to read more widely and to read for pleasure.
13. The focus on children, young people and families will enable the new library to become a focal point for the community and provide the kind of facility that would help both sustain the existing community and attract people with young families to the area. There is a pressing need for additional study space for both adults and children and the new library would respond to this by providing dedicated study spaces. The provision of Wi-Fi would also allow more people to study including in some of the less formal spaces in the library.

14. The multi-use space adjacent to the library area will be managed directly by the Library. It is likely to be used for part of the day by a Stay and Play group and part of the day by the library itself for such activities as children's craft or homework clubs. Similarly the meeting rooms will be managed by the library; these will be available for hire by the community and will also be used by the library itself. The office space is intended to be occupied by the Creation Trust.
15. Development parcel 18b (known as the South Block) will provide a 3,880sqm health centre and 947sqm early years facility in a four storey building with basement. The new health centre on Plot 18 will provide new premises for both the existing Aylesbury Medical Partnership (AMP), primary care general practice, and the existing Aylesbury Health Centre (Community Care, Guy's and St Thomas' (GSTT)); co-locating both facilities provides the required flexibility to respond to the changing demands on health care provision.
16. The Aylesbury Medical Centre's (AMC) new premises, co-located with the GSTT Health Centre (Community Services) will address the increasing demand for services. The new AMC premises provides capacity for an 80 – 100% increase (to serve 18 – 20,000 patients), and will support 50 members of the GP practice team, including both clinical and non clinical staff.

South Block – Ground floor arrangement



17. The new Health Centre has been designed to allow for partial shut down of the building, to enable out-of-hours use within key spaces easily accessed from the main entrance door. These comprise: the Group session room, the main waiting area and the two meeting rooms. It is anticipated that these areas can be used for classes and training that contribute to health and well being. Out-of-hours uses are likely to operate from 8pm until 10 or 11pm.
18. The proposed early years facility is a replacement facility for the existing Aylesbury day nursery. It presents an increase in childcare places in premises to current standards for nursery buildings. It contributes towards the demand for such provision in the local area. The existing Aylesbury day nursery is registered with Ofsted for 36 childcare places (i.e. a maximum of 36 children under 5 on the premises at any one time). The current building is located behind Taplow, and accessed via Taplow underpass; its internal environment is deemed (by Children's and Adults' Services) to be uninspiring in relation to present day standards for teaching and learning.
19. The new facility would present a high quality environment for children to learn and play. The increase in size, at 72 childcare places for 0-5 year olds, contributes to the anticipated increase in demand due to projected population changes.
20. As well as these community facilities, Plot 18 will provide the following residential accommodation:

	Private	Intermediate	Social rent	Total
1 bed 2 person	46	7	15	68
2 bed 3 person	20	3	25	48
2 bed 4 person	0	0	4	4
3 bed 5 person	0	0	2	2
Total units	66	10	46	122
Habitable rooms	171 (48.7%)	25 (7.1%)	155 (44.2%)	351

21. 12 of the units will be provided as wheelchair units which equates to 10% of the overall provision.
22. A large area of new public realm will be provided adjacent to Thurlow Street and will become a new civic space with high quality landscaping, seating areas and a fountain.
23. As well as providing 23 car parking spaces within the basement of the South Block a further 14 car parking spaces will be provided on-street along Inville Road and Dawes Street. Two accessible parking spaces will be provided on Dawes Street and an ambulance drop off bay will be provided to the rear of the South Block to provide easy access to the health centre.
24. A total of 176 residential cycle parking spaces will be provided within the North Block. The South Block will accommodate 19 cycle parking spaces at basement level as well as 32 short stay spaces within the public realm. The library within the North Block will be served by a further 10 spaces within the public realm.
25. A cycle hire docking station with capacity for 30 cycles will be provided on Inville Road

adjacent to the new civic space.

26. Planning history

14/AP/3844 Application type: Outline Planning Permission (OUT)

Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.

The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning Regulations (Environmental Impact Assessment) 2011.

Decision date 05/08/2015 Decision: Granted with Legal Agreement (GWLA)

15/AP/4387 Application type: Variation: non-material changes (VNMC)

Non-material amendment to planning permission 14-AP-3844 for: 'Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works' consisting of: Increase in the maximum floorspace for Class D1 Use (Non Residential Institution / Community facilities) from 4750sqm to 6402sqm (GEA) across the outline development; and an increase in the maximum floorspace permitted for Class D1 (Non Residential Institution / Community facilities) on Development Parcel 18 from 4,100sqm to 5752 sqm (GEA)

Decision date 02/12/2015 Decision: Agreed - for app types VLA & VNMC (AGR)

16/AP/3011 Application type: Screening Opinion (EIA) (SCR)

Screening application - construction of a part four part six storey building

Decision date 15/09/2016 Decision: Screening Opinion - EIA Regs (SCR)

Planning history of adjoining sites

27. Aylesbury proposal site 1B/1C – Land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London, SE17 (Comprising 1 - 35 Chartridge, 36 - 68 Chartridge, 69 - 76 Chartridge, 77 - 105 Chartridge, 106 - 119 Chartridge, 120 - 149 Chartridge, Ellison House, 1 - 28 Arklow House, 42 - 256 Bradenham and 1 - 172 Chiltern) (known as the FDS).
28. 14/AP/3843 - Full planning permission granted for demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m/2.2m AOD), providing 830 residential dwellings (Class C3), flexible community use, early years facility (Class D1) or gym (Class D2), public and private open space, formation of new accesses and alterations to existing accesses, energy centre, gas pressure reduction station, associated car and cycle parking and associated works.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

29. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use and conformity with strategic policies
 - Conformity with the outline planning permission
 - Environmental impact assessment
 - Density and dwelling mix
 - Affordable housing
 - Quality of residential accommodation
 - Impact on the amenities of occupiers of adjoining properties as well as future occupiers of the proposed development
 - Impact of adjoining uses on future occupiers of the development
 - Design issues, including impact on heritage assets
 - Trees and landscaping and public realm
 - Transport and highway issues
 - Wind
 - Sustainable development implications
 - Planning obligations (S106 undertaking or agreement).

Planning policy

30. The statutory development plan for the borough comprises the London Plan 2016, the Core Strategy (2011) and saved policies from the Southwark Plan (2007). The Aylesbury Area Action Plan was adopted in January 2010 and represents the primary policy document for determining planning applications within the Aylesbury Action Area. The policies in the Aylesbury Area Action Plan (the AAAP) should be afforded significant weight as they comprise part of the statutory development plan and deal directly with the redevelopment of

the Aylesbury Estate. The National Planning Policy Framework 2012 provides national planning guidance.

31. The site is located within the:
 - Air quality management area
 - Urban density zone
 - Aylesbury Action Area Core.
32. It has a public transport accessibility level (PTAL) of 4 where 1 is the lowest level and 6b the highest.
33. The site is located adjacent to the Liverpool Grove Conservation Area.

Aylesbury Area Action Plan 2010

34. The Aylesbury Area Action Plan (AAAP) sits within the council's Local Development Framework, and is the key material consideration in the determination of all applications in its area. It provides locally-specific policies and guidance. It is consistent with the policies in the Core Strategy and saved Southwark Plan, adjusting some of the overarching borough-wide policies to reflect the issues as they specifically affect the estate. The AAAP is also in general conformity with the London Plan, as confirmed by the GLA.
35. The AAAP was adopted in January 2010 following revision to take into account comments made by the Inspector during the examination in public. The policies in the AAAP are key material considerations and the AAAP sets out expectations regarding the redevelopment of the estate which have now been carried forward by the OPP in order to secure the approved housing types, mix, density and affordable housing. Whilst the AAAP set out clear parameters for development, there was always intended to be some flexibility in terms of the precise location/form of development and the precise numbers of units provided.
 - BH1 – Number of homes
 - BH2 – Density and distribution of home
 - BH3 – Tenure mi
 - BH4 – Size of homes
 - BH5 – Type of homes
 - BH6 – Energy
 - PL1 – Street layout
 - PL2 – Design principles
 - PL3 – Building block types and layout
 - PL4 – Building heights
 - PL5 – Public open space
 - PL6 – Children's play spaces
 - PL7 – Private amenity space
 - TP1 – Designing streets
 - TP2 – Public transport

- TP3 – Parking standards: Residential
- COM1 – Location of social and community facilities
- COM2 – Opportunities for new business
- COM3 – Health and social care
- COM4 – Education and learning
- COM5 – Community space and arts and culture
- COM6 – Shopping and retail
- D1 – Phasing
- D2 – Infrastructure funding.

36. National Planning Policy Framework (the Framework)

- Section 1: Building a strong, competitive economy
- Section 2: Ensuring the vitality of town centres
- Section 4: Promoting sustainable development
- Section 6: Delivering a wide choice of high quality homes
- Section 7: Requiring good design
- Section 8: Promoting healthy communities
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 11: Conserving and enhancing the natural environment
- Section 12: Conserving and enhancing the historic environment.

37. The London Plan 2016

- Policy 1.1 Delivering the strategic vision and objectives for London
- Policy 2.5 Sub-regions
- Policy 2.9 Inner London
- Policy 2.13 Opportunity areas and intensification areas
- Policy 2.18 Green infrastructure and the network of open and green spaces
- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Health and addressing health inequalities
- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 3.7 Large residential developments
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 3.14 Existing housing
- Policy 3.15 Coordination of housing development and investment
- Policy 3.16 Protection and enhancement of social infrastructure

- Policy 3.17 Health and social care facilities
- Policy 4.1 Developing London's economy
- Policy 4.2 Offices
- Policy 4.3 Mixed use development and offices
- Policy 4.6 Support for enhancement of arts, culture, sport and entertainment provision
- Policy 4.7 Retail and town centre development
- Policy 4.8 Supporting a successful and diverse retail sector
- Policy 4.9 Small shops
- Policy 4.10 New and emerging economic sectors
- Policy 4.11 Encouraging a connected economy
- Policy 4.12 Improving opportunities for all
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and waste water infrastructure
- Policy 5.15 Water use and supplies
- Policy 5.16 Waste self-sufficiency
- Policy 6.1 Strategic approach
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.4 Enhancing London's transport connectivity
- Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.7 Location and design of tall and large buildings
- Policy 7.8 Heritage assets and archaeology
- Policy 7.9 Heritage-led regeneration

- Policy 7.11 London View Management Framework
- Policy 7.12 Implementing the London View Management Framework
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.18 Protecting local open space and addressing local deficiency
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands
- Policy 8.2 Planning obligations
- Policy 8.3 Community Infrastructure Levy.

38. Core Strategy 2011

- Strategic Policy 1 – Sustainable development
- Strategic Policy 2 – Sustainable transport
- Strategic Policy 3 – Shopping, leisure and entertainment
- Strategic Policy 4 – Places to learn and enjoy
- Strategic Policy 5 – Providing new homes
- Strategic Policy 6 – Homes for people on different incomes
- Strategic Policy 7 – Family homes
- Strategic Policy 10 – Jobs and businesses
- Strategic Policy 11 – Open spaces and wildlife
- Strategic Policy 12 – Design and conservation
- Strategic Policy 13 – High environmental standards
- Strategic Policy 14 – Implementation and delivery.

Southwark Plan 2007 (July) - saved policies

39. The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- Policy 1.1 Access to employment opportunities
- Policy 1.7 Development within town and local centres
- Policy 2.2 Provision of new community facilities
- Policy 2.5 Planning obligations
- Policy 3.1 Environmental effects
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability assessment
- Policy 3.4 Energy efficiency
- Policy 3.6 Air quality
- Policy 3.7 Waste reduction
- Policy 3.9 Water

- Policy 3.11 Efficient use of land
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.14 Designing out crime
- Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.19 Archaeology
- Policy 3.20 Tall buildings
- Policy 3.22 Important local views
- Policy 3.28 Biodiversity
- Policy 4.1 Density of residential development
- Policy 4.2 Quality of residential accommodation
- Policy 4.3 Mix of dwellings
- Policy 4.4 Affordable housing
- Policy 4.5 Wheelchair affordable housing
- Policy 4.6 Loss of residential accommodation
- Policy 5.1 Locating developments
- Policy 5.2 Transport impacts
- Policy 5.3 Walking and cycling
- Policy 5.4 Public transport improvements
- Policy 5.6 Car parking
- Policy 5.7 Parking standards for disabled and the mobility impaired
- Policy 5.8 Other parking.

40. Regional Supplementary Planning Documents (SPDs) and guidance

- Providing for Children and Young People's Play and Informal Recreation (2012)
- Sustainable Design and Construction (2006)
- The Mayor's Energy Strategy (2010)
- The Mayor's Transport Strategy (2010)
- The Mayor's Economic Development Strategy (2010)
- Housing (2012)
- Planning for Equality & Diversity in London (2007)
- The Mayor's Climate Change Mitigation and Energy Strategy (2011).

41. Southwark Supplementary Planning Documents (SPDs)

- Sustainability Assessment (2009)
- Design and Access Statements (2007)
- Section 106 Planning Obligations (2015)
- Residential Design Standards (2011)
- Affordable Housing (2008)
- Sustainable Transport (2008)
- Sustainable Design and Construction (2009)
- Draft Affordable Housing (2011).

Principle of development

42. Outline Planning Permission (OPP) was granted in August 2015 for the complete regeneration of the Aylesbury Estate for:
- Up to 2,745 new homes (Class C3)
 - Up to 2,500sqm of employment use (Class B1)
 - Up to 500sqm of retail space (Class A1)
 - 3,100 to 4,750sqm of community use
 - Medical centre and early years facility (Class D1)
 - Up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1)
 - New landscaping
 - Parks, public realm
 - Energy centre
 - Gas pressure reduction station
 - Up to 1,070 car parking spaces
 - Cycle parking
 - Landscaping and associated works.
43. The OPP was assessed against the relevant development plan policies at that time and significant weight was attached to the policies of the Aylesbury Area Action Plan (AAP). The key objective of the AAP is to create a vibrant new neighbourhood with mixed tenure housing, shops, meeting places, work places, recreation, green space and improved transport connections. The principle of a high density mixed use development on this site has therefore been established by the OPP.
44. The OPP was granted subject to various parameter plans, a development specification and a design strategy. Together, these three elements make up the OPP. The parameter plans provide detailed information in relation to the height of the proposed buildings, the general site layout, open space provision, land use, basement area, access/circulation and phasing.
45. The development specification both describes and defines the principal components of the OPP including the various land use quanta and the various standards that will be adhered to as described in the table below. The design strategy provides the principal design guidance and framework for the redevelopment of the Aylesbury Estate over the 20 year life of the project. This document sets out the design principles that will guide the future development of the estate including mandatory guidance with regards to height, massing, landscape, use, streets etc. in order to provide a degree of continuity.
46. The design strategy splits the Aylesbury regeneration into six character areas and this phase is identified as Aylesbury Square, which is envisaged as a central civic square and the location of mixed tenure housing, a new health facility, community uses and early years facility alongside the potential for new retail and commercial space. The relevant land use approvals and quanta established through the OPP for the entirety of phase 2 are detailed in the table below:

	Maximum	Relevant Development Parcel(s)
Dwellings	3944 Habitable rooms 1,047 units	4, 5, 6, 7, 18
Retail (A1/A3/A4)	1,500 sq.m	4, 6, 7, 18
Employment/ Workspace (Class B1)	1,500 sq.m	4, 6, 7
Health/community/early years (Class D1)	4,100 sq.m	4, 7, 18
Basement	Phase 2a – 5,560 sq.m Phase 2b/2c – 5,745 sq.m	4, 18
Energy Centre	2.5MWe Combined Heat and Power Energy Centre	4

Housing

47. 122 new homes (351 habitable rooms) are proposed on the Plot 18 site and 56 of these homes would be affordable (180 habitable rooms). The number of new homes being provided on Plot 18 will make an important contribution towards delivering the quantum of housing (between 1700 and 2745 residential units) established by the OPP and is within the maximum range set for Phase 2.

Class D1 floorspace

48. The OPP established that Phase 2 could provide up to 4100sqm of Class D1 use across development parcels 4, 7 and 18. Under the current RMA, Development Parcel 18a would provide 889sqm of Class D1 floorspace in order to provide a library, Stay and Play facility, public meeting rooms, after hours facility and office space for the Creation Trust. Development parcel 18b would go further by providing a Class D1 health centre at 3,880sqm and an 852sqm early years facility, also within Class D1. This would bring the totality of Class D1 floorspace on Plot 18 to 5621sqm (GEA) which is in excess of the maximum D1 floorspace for the entirety of Phase 2 originally established by the OPP.
49. As detailed in the planning history section above, a non-material amendment (NMA) was agreed under reference 15/AP/4387 that agreed an increase in the maximum amount of D1 floorspace permitted on development parcels 18a and b from 4,100sqm (GEA) to 5,752sqm (GEA). This was required in order to meet NHS operational requirements for a health centre. The increase in floorspace can be accommodated within the physical parameters set by the OPP. The proposed change would allow a greater amount of D1 floorspace to be constructed on this specific part of the site than is currently permitted. It would not however

result in an increase in the amount of overall development permitted across the site. As such, the quantum of D1 Class floorspace being provided as part of this phase is within the range approved under the NMA.

Retail

50. 225sqm of retail (Class A1/A3/A4) including a pharmacy and a café have been proposed as part of this phase. Phase 2 as a whole can provide up to 1500sqm of retail (A1/A3/A4) under the OPP and the approved development specification permits retail use on development parcels 18a and 18b. The 225sqm being provided will make a positive contribution towards the 1500sqm envisaged for Phase 2 as a whole and will help to activate and enliven the new public realm around Aylesbury Square.
51. In summary, Plot 18 will contribute towards meeting the key objectives for the OPP as well as wider policy objectives for the Aylesbury Estate. To this extent the proposal is consistent with the principles established by the OPP in terms of the range of use classes and development quanta. The increase in Class D1 floorspace is fully supported as it will contribute to providing much needed social infrastructure such as the health centre, library and early years facility that will meet the needs of existing and future residents and will help secure Aylesbury Square as the community hub of the Aylesbury regeneration.

Conformity with outline planning permission (OPP)

52. Condition 1 of the OPP requires a reconciliation statement to be submitted with each reserved matters application demonstrating how the proposed development plot complies with the site wide development controls (i.e. parameter plans, development specification, and design code strategy) approved at the outline stage.
53. As noted in the planning history section of the report, the council has agreed the following non-material amendment to the OPP:
 - An increase in the maximum amount of D1 floorspace permitted on development parcels 18a and b from 4,100sqm (GEA) to 5,752sqm (GEA).
54. The applicant has submitted a reconciliation statement to demonstrate compliance with the OPP which fixed certain characteristics of the development through the parameter plans. The Plot 18 proposal has been assessed against the relevant parameter plans and each of them is taken in turn below.
55. The development specification approved as part of the OPP established standards in relation to highways, cycle parking, car parking, housing mix/tenure and amenity space. Compliance with the development specification will therefore be discussed in the relevant topic areas later in this report.
56. The design strategy set additional standards with regards to street layout, parking, internal layouts, building heights and development and will be discussed further in the relevant later sections of this report.

Parameter plans

57. Access – parameter plan 02: This parameter plan shows existing and proposed points of access and egress for vehicles throughout the Aylesbury Regeneration Area. In terms of Plot 18 it shows existing points of access/egress at Aylesbury Road and Merrow Street and these will be retained. The Plot 18 proposal is therefore compliant with this parameter.
58. Circulation – parameter plan 03: As part of the re-designed estate, several new streets were proposed as part of the OPP. This parameter plan seeks to secure these mandatory streets, linkages and circulation. Plot 18 has no mandatory streets although access points and streets around the borders of Plot 18 are as approved on the parameter plan and as such the proposal is compliant.
59. Development parcel extents – parameter plan 04: This plan seeks to define the location and extent (footprint) of each development parcel. Plot 18 is shown on this plan as development parcels 18a and 18b. The information provided within the design and access statement demonstrates that the two proposed buildings (North Block and South Block) are fully contained within the boundaries set by this parameter plan.
60. Publicly accessible open space – parameter plan 05: One of the key objectives of the OPP was to provide a civic space on Plot 18. Parameter Plan 05 (Publicly Accessible Open Space) requires a provision of 1500sqm of civic open space. The location and quantum of open space provided is fully compliant with the parameter plan.
61. Ground floor land uses – parameter plan 06: This parameter plan establishes the different land uses at ground floor. The range of uses being proposed, as well as their location within the North and South Blocks is fully compliant with the parameter plan.
62. Maximum building heights – parameter plan 07: The maximum building heights parameter plan establishes the following maximum heights.

Development Parcel 18a (North Block)

- 10 - 15 storeys (56.15m AOD)
- 6 - 8 storeys (34.10m AOD)

Development Parcel 18b (South Block)

- 3 - 4 storeys (22.55m AOD).

63. The proposed buildings are compliant with this parameter plan both in terms of the number of storeys and AOD building heights. It is noted that a temporary flue on the north block will exceed the maximum parameter height by approximately 0.9m however this would be considered as equipment/services rather than a part of the built structure, and will in any event be only a temporary requirement pending the provision of the site wide energy centre. As such, the Plot 18 proposals are considered to be fully compliant with this parameter plan.
64. Maximum basement area – parameter plan 08: The total extent of permissible basement

locations have been established by the Maximum Basement Area Parameter Plan. The parameter plan shows that basements can be provided under the full extent of both the North and South Blocks as well as beneath the new civic space. The Development Specification goes further to set the maximum GEA of basement floorspace at 5,560sqm. Only one basement is proposed and this is located beneath the South Block. This basement has an area of 1493sqm GEA. The location, extent and area of basement proposed on Plot 18 is fully compliant with the parameter plan.

65. Development phasing – parameter plan 09: This parameter plan sets the phasing strategy for the Aylesbury regeneration. Plot 18 is identified as development Phase 2A which is the first development stage of Phase 2. The proposal is therefore compliant.

Environmental impact assessment

66. An environmental statement (ES), including ES addendum, accompanied the outline planning application which assessed the likely significant environmental impacts arising from the entire Aylesbury Estate regeneration during demolition, construction and operational phases. Mitigation measures were identified in order to minimise adverse impacts as far as possible and these were secured either by conditions or S106 obligations as part of the OPP.
67. The council issued a formal screening opinion (ref. 16/AP/3011) pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, concluding that the Plot 18 development (Development Stage 2a) would not result in any new or previously unidentified impacts that would warrant an additional environmental impact assessment (EIA) to be undertaken. A supplemental ES is therefore not required for the Plot 18 RMA.

Affordable housing

68. The OPP required a minimum of 50% affordable housing (calculated on a habitable room basis) to be delivered across the Aylesbury regeneration area. As such it is anticipated that some development phases will provide in excess of this 50% minimum figure whilst others may slightly under-provide but the final figure will be at least 50% across the Aylesbury regeneration area. In addition, in order to ensure full replacement of existing habitable rooms of affordable housing, the OPP secured the delivery of 4790 habitable rooms of affordable housing, if this would equate to more than 50% of the total new provision.
69. This was secured within the legal agreement along with milestones that will be used to monitor the proportion of affordable housing and tenure mix as subsequent phases come forward.
70. The breakdown of the proposed housing at Plot 18 is set out in the table below:

	Private	Intermediate	Social Rent	Total
1 bed 2 person	46	7	15	68
2 bed 3 person	20	3	25	48
2 bed 4 person	0	0	4	4

3 bed 5 person	0	0	2	2
Total units	66	10	46	122
Habitable rooms	171 (48.7%)	25 (7.1%)	155 (44.2%)	351

71. The total affordable housing provision on Plot 18 works out at 51.3% by habitable room, which meets the OPP requirements and will contribute positively to the overall minimum requirement of 50% across the Aylesbury regeneration.

Density, dwelling type and mix

Density

72. AAAP Policy BH2: 'Density and distribution of homes' specifies the density ranges for development blocks.
73. The London Plan policy 3.4 recommends a residential density of 650-875 habitable rooms per hectare in this location. Core Strategy Strategic Policy 5 'Providing new homes' recommends a density of between 200 and 700 habitable rooms per hectare in the urban zone within which Plot 18 is located, however it acknowledges that higher densities may be acceptable within Action Area Cores.
74. The entirety of the residential accommodation on Plot 18 is provided in the North Block with private accommodation in the tower (Block 1). Over 55's affordable housing is provided in the lower mansion block set around an internal courtyard (Block 2) and the remainder of the affordable housing is contained within Block 3 fronting Dawes Street.
75. The design strategy set a density range for Aylesbury Square area of between 740-1100 habitable rooms per hectare and between 200 - 300 units. The RMA proposal secures a density of 552 habitable rooms per hectare and 122 units. Whilst this is below the 740 habitable room per hectare lower limit (and 200 - 300 range), it is considered an acceptable density level given the scale/massing of the buildings and the need to minimise amenity impacts on adjacent occupiers.

Dwelling type

76. The AAAP requires a range of dwelling types to be provided across the redeveloped estate. Policy BH5 (Type of homes) specifies that there should be a proportion of houses (23%), maisonettes (17%) and flats (60%) to meet the needs of the existing and future population.
77. The OPP commits to delivering a residential mix comprising at least 17% of units as maisonettes or duplex apartments and 19.7% as houses. All of the housing being provided on the Plot 18 site will be in the form of flats with no houses or maisonettes being provided. The issue of dwelling type was considered as an estate wide milestone on the OPP as opposed to being phase specific. In this respect, the remainder of Phase 2 and subsequent phases will be required to provide a significant proportion of houses and maisonettes in order to meet the targets established by the OPP.

78. The mix of dwelling types being provided on Plot 18 is considered acceptable as it is accepted that it would be difficult for this development parcel to provide houses and maisonettes due to the small plot size and the need for public uses such as the health centre and library to be prominently located at ground floor. The scope to provide houses, or maisonettes, which would normally be placed at ground and first floor, is minimal. Given the particular nature of this plot, the lack of houses and maisonettes is justified.
79. The issue of dwelling type was considered as an estate wide milestone on the OPP as opposed to being phase specific. The remainder of Phase 2 and subsequent phases include more conventional street layouts and building types and have more flexibility to provide houses and maisonettes.
80. The OPP sets delivery milestones to monitor the delivery of the different types of homes across the remaining phases. The mix will be secured as part of a site wide housing strategy that will set out how a range of dwellings types will be provided and this is secured under the OPP S106 agreement.

Dwelling mix

81. The AAP required a mix of housing sizes to be provided on the redeveloped estate to help meet the re-housing needs of existing Aylesbury residents and to provide a mix that would meet the wider needs of residents in the borough (Policy BH4 'Size of homes').

		Two or more bedrooms	Three bedrooms	Four bedrooms	Five or more bedrooms	
	Size target (%)	70% (minimum)	20% (minimum)	7% (minimum)	3% (minimum)	Total
Plot 18 Provision	<i>units</i>	54	2			54
	<i>%</i>	44.2%	1.6%			-

82. When compared to the site wide targets, the dwelling mix proposed for Plot 18 shows an under provision of units with two or more bedrooms as well as a shortfall on three bedroom and larger units as detailed in the table above. Furthermore, at least 50% of the two bedroom units are required to be two bedroom/four person units which has not been achieved on Plot 18 for the reasons set out above and as a result of the over 55's accommodation.
83. As is the case with affordable housing and dwelling type, the provision of a dwelling mix compliant with the requirements of the OPP is a site wide milestone. The remainder of the Aylesbury regeneration will need to provide a significant uplift in two, three and four bedroom properties as well as a majority of the two bedroom units as two bedroom/four person units in order to meet the targets set out above.
84. The dwelling mix being provided can be supported given the particular characteristics of the site and its role in the overall masterplan. The site will satisfy a demand for over 55's

accommodation which is typically made up of smaller units, and cannot accommodate houses or maisonettes which would typically be used to provide larger family accommodation.

Wheelchair housing

85. 12 units will be provided as suitable for wheelchair users as detailed in the table below:

Size	Social rent	Intermediate	Private	Totals
1 bed 2 person	2	1	5	8
2 bed 4 person	4	0	0	4
Total	6	1	5	12

86. This equates to a 10% provision and is in line with both the requirements of the OPP and the development plan. Whilst the applicant has described these as adaptable units, they will need to be provided in line with the provisions of the OPP legal agreement which sets out in detail the wheelchair housing requirements on a tenure basis. This includes providing a fully fitted out 'show unit' for both social rented and shared ownership prospective tenants as well as details on required marketing strategies to ensure units are adapted to suit an individuals specific needs.

Quality of accommodation

Unit size

87. The internal design and layout of new dwellings was not known at the outline stage and the OPP relied on the design code and development specification to make the commitment for all new dwellings to meet the minimum space standards set out in the AAAP. Where relevant, minimum London Plan floorspace requirements will apply where these are larger than the AAAP minimum. For the purposes of Plot 18, the required unit sizes are set out in the table below:

Internal Floor Area sqm						
Unit Size	Unit type	SPD	Private (AAAP)	Intermediate (AAAP)	Social rented (AAAP)	Range provided
Studio	Flat	36	32.5	N/A	N/A	N/A
1 b/2p	Flat	50	47.5	49.9	52.3	50.6-70.6
2b/3p	Flat	61	60	63	66	66-70.6
2b/4p	Flat	70	73.5	77.2	80.9	96
3b/5p	Flat	86	82.5	86.6	90.8	96

88. All of the proposed units meet the relevant minimum standards for tenures as detailed in the above table. In many cases the unit sizes significantly exceed the minimum standards and this is welcomed as a positive aspect of the development.

Aspect

89. There is an expectation in the AAAP and carried forward by the OPP as part of the design strategy that a minimum of 75% of units will be dual aspect with cross ventilation. The Plot 18 development will achieve 64.6% of units as dual aspect which falls below the 75% expectation set out in the AAAP. This is recognised as one of the challenges of providing a dense single urban block development with no houses. Given that none of the single aspect units are north facing, the percentage of dual aspect units on Plot 18 is acceptable and the subsequent phases are expected to provide uplift in dual aspect accommodation.

Private amenity space

90. The AAAP appendix 6 requires at least 6sqm private amenity space for one and two bedroom flats with the remaining units being required to meet the minimum private amenity space standards set out in the SPD Residential Design Standards. The SPD requires that flats with three or more bedrooms have a minimum requirement of 10sqm. These standards were carried forward as part of the OPP through the development specification.
91. The Plot 18 proposals are generally policy compliant in terms of private amenity space with all of the social rented homes meeting or exceeding the minimum requirements and 79% of units overall meeting the minimum requirements. There is one intermediate and 25 private one bedroom flats that fall marginally below the 6sqm minimum standard by between 0.46sqm and 0.55sqm. All of these are located within Block 1. This would result in an overall shortfall of 13.22sqm that is comfortably accommodated within the large rooftop communal amenity space for Block 1 that measures 116.4sqm.

Communal amenity space

92. The AAAP makes no specific requirement in terms of the quantum of communal space, but sets out guidance about the design and layout of the spaces. The Residential Design Standards SPD states that each development should provide a minimum of 50sqm of communal space, in addition to any space required as a result of shortfalls in private amenity space. A total of 373.6sqm of communal amenity space will be provided across Blocks 1 and 2 (116.4sqm and 257.2qm respectively). The quantum of communal amenity space on Block 1 is sufficient to re-provide the shortfall in private amenity space for the 26 units in Block 1 that fall marginally below the 6sqm standard as outlined above.
93. It is noted that no communal amenity space is being provided as part of Block 3 as a result of the gabled roofs which are seen as an important design feature to integrate the development within the immediate context of the adjacent Liverpool Grove Conservation Area. The lack of a communal amenity space on Block 3 is acceptable on balance given the site specific design requirements and the fact that the Plot 18 development will be centred on the new Aylesbury Square public realm.

Child play space

94. Policy 3.6 of the London Plan requires development proposals to make provision for play and informal recreation based on the expected child population generated by the scheme.

Further detail is provided in the Mayor's Play and Informal Recreation SPG (2012). Southwark's Residential Design Standards SPD states that a minimum of 10 sqm of play space per child bed space should be provided. This requirement is echoed in AAAP Policy PL6: 'Children's play space' and was carried forward by the OPP.

95. Excluding Block 2 from the play space requirements as this block will be over 55's accommodation, Plot 18 has a child play space requirement of 210 sqm broken down as follows:

	Number of children	Play space required (sqm)
Under 5	13	130
5 to 11	5	50
12+	3	30
Total	21	210

96. With the exception of 20sqm of under 5's play space that will be provided on the roof of Block 1, the remaining under 5's play space will be provided in the public realm between the North Block and the South Block and will equate to 120sqm. This space will contain high quality play elements that offer good play value whilst respecting the public realm setting. This is considered to be a suitable solution that will help enliven the public realm.
97. In terms of the 5 - 11 age group, the proposed Aylesbury Square public realm and the water fountain offer additional play space and the proximity of the site to the MUGA's proposed as part of the wider Phase 2 works further south on Thurlow Street and Surrey Square Park offer play opportunities for the 12+ group. The S106 legal agreement signed as part of the OPP has a requirement for a site wide Children's Play Provision Strategy to ensure child play space is suitably provided for across the Aylesbury regeneration. This strategy has been submitted to the council and is currently under consideration.

Daylight and sunlight within Plot 18

98. An assessment of the likely significant impacts of the Aylesbury regeneration on daylight and sunlight to neighbouring properties as well as likely light levels within the completed development was included in the environmental statement which accompanied the outline application. Further assessment is required at the detailed design stage when the precise location and scale of individual buildings within the plots and the gaps between buildings are known. Accordingly, a daylight, sunlight and overshadowing report has been prepared which assesses the potential availability of daylight and sunlight within the proposed new residential accommodation. The assessment has been prepared in accordance with the BRE Guidance 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2011).'

Daylight

99. In terms of daylight levels, all habitable rooms have been assessed using Average Daylight Factor (ADF) and No Sky Line (NSL) methods of assessment.
100. The ADF is a detailed calculation used when the internal layout and room use is known and

assesses the quality and distribution of light within a room. The BRE advise the following minimum ADF values: 2% for kitchens, 1.5% for living rooms, and 1% for bedrooms.

101. The NSL test establishes where within a room the sky would be visible through the window. The BRE advises that to guarantee satisfactory daylight uniformity, the area of the room which doesn't receive direct skylight should not exceed 20% of the floor area. The ADF and NSL results for Plot 18 are given in the table below;

	ADF and NSL Results				
	No. of rooms tested	ADF pass	% of ADF passes	NSL pass	% of NSL passes
Block 1	162	156	96%	156	96%
Block 2	82	71	87%	70	85%
Block 3	80	70	88%	65	81%
Total	324	297	92%	291	90%

102. The daylight test results demonstrate that at least 90% of the new homes on Plot 18 will have BRE compliant daylight levels which are a good result and demonstrates a high level of compliance. There are some reported breaches from BRE targets but the recommendations are guidance only and should be applied flexibly particularly in dense urban locations and the levels achieved would not compromise the quality of the accommodation.

Sunlight

103. The BRE guidance advises that sunlight is most appreciated within living areas and so all living room windows within 90 degrees of due south have been assessed for sunlight availability. The Annual Probable Sunlight Hours (APSH) test requires that a window should receive 25% of annual probable sunlight hours during summer and at least 5% of sunlight hours during the winter.
104. The applicants report demonstrates that 100% of the relevant new homes on Plot 18 would meet the BRE sunlight standards. This is high level of compliance and is welcomed.

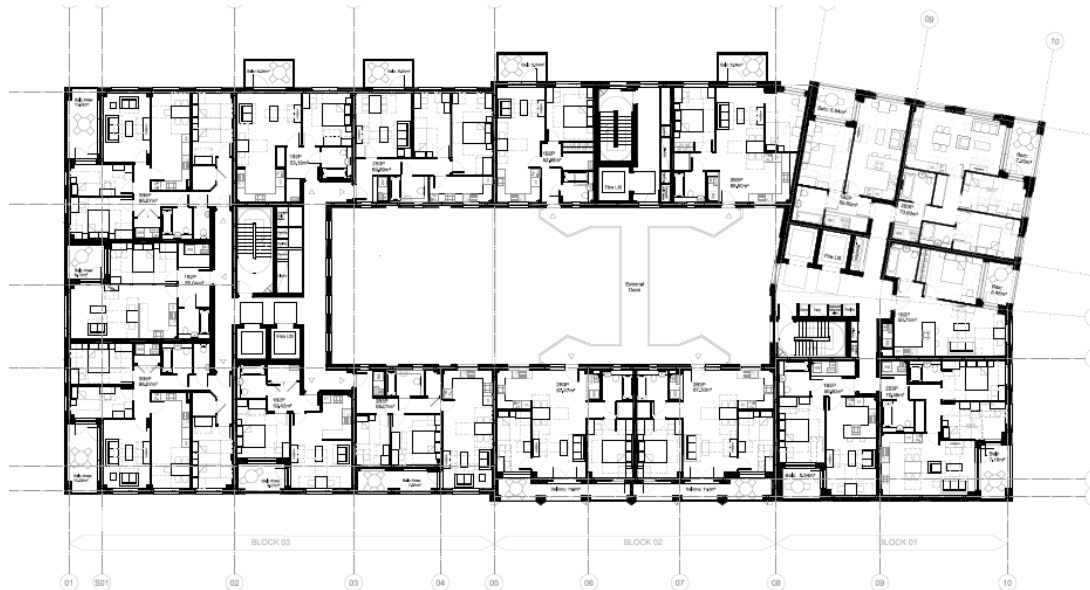
Overshadowing

105. The BRE guidance recommends that for outdoor amenity areas to be adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March.
106. The new Aylesbury Square civic space, roof garden on Block 1 and roof garden on Block 2 will all meet the BRE requirements. The first floor courtyard of Block 2 is more challenging in terms of compliance with the BRE guidelines and it is acknowledged that it will experience overshadowing however this is considered to be acceptable given the compliant roof garden on Block 2 and the nature of the first floor courtyard as a circulation and meeting space, where the design can respond to the lower sunshine levels.

Privacy and overlooking within the development

107. In order to prevent harmful overlooking between residential properties, the Residential Design SPD requires developments to achieve a separation distance of 12m at the front of a building and any elevation that fronts a highway and a minimum of 21m separation at the rear of buildings.

North Block – typical residential arrangement



108. It is noted that the north/south separation distance across the internal courtyard of Block 2 is 11m. The opposing faces of this courtyard accommodate individual flat entrances and a limited number of habitable room windows such as secondary windows to living room/kitchen/diners whereby the main window to the living area faces the street or square. In this instance, the intelligent design of the flats has avoided significant overlooking and the outcome is considered acceptable.

Conclusion on quality of accommodation

109. The Plot 18 proposals offer generously sized well lit homes that have good access to private amenity space and a high quality public realm. The proposed accommodation is considered to be compliant with the OPP and the aims and aspirations of the design strategy.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

110. Saved Policy 3.2 of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Strategic Policy 13 of the Core Strategy requires developments to avoid amenity and environmental

problems that affect how we enjoy the environment in which we live and work. The AAAP also seeks to minimise the impact of the Aylesbury regeneration on adjoining and nearby residents through the detailed design guidance contained within appendix 6.

Daylight

111. An assessment of daylight, sunlight and overshadowing was undertaken as part of the OPP. This established that a good level of daylight and sunlight could be achieved however further testing was recommended as part of each RMA in order to better quantify any impacts through the detailed design process. In relation to this RMA, a total of nine buildings (or groups of buildings) have been assessed;
 - Building 1- 1-8 Chadwell House, Dawes Street
 - Building 2- Houses, 296 & 298 Merrow Street
 - Building 3- Houses, 201 & 203 Merrow Street
 - Building 4- Houses, 128A-130 Dawes Street
 - Building 5- Flats (former old Queen Anne Pub), 63 Aylesbury Road
 - Building 6- Houses 121 & 122 Dawes Street
 - Building 7- 1-215 Taplow House, Thurlow Street
 - Building 8- Wendover House, Thurlow Street
 - Building 9- Missenden House, Inville Road.
112. The impacts on levels of daylight received by neighbouring properties have been assessed in line with BRE best practice guidance. The submitted daylight and sunlight report uses the Vertical Sky Component (VSC) test. The VSC test considers the angle of visible sky that falls on a window taking account of local obstructions. A target of 27% VSC indicates a good level of daylight. If a proposed development results in a reduction of more than 20% VSC this would be a noticeable impact. The VSC analysis only applies to habitable rooms.
113. In terms of daylight, several buildings around the site on Thurlow Street, Dawes Street and Inville Road have been tested. Of the nine buildings tested, four (buildings 4, 7, 8 and 9) contain flats where VSC results fall below the BRE guidelines.
114. In terms of the impact on residents that live outside the Aylesbury regeneration area, only Building 4 is affected. Building 4 is located on the corner of Dawes Street and Aylesbury Road. 15 windows were tested of which eight would experience a loss in excess of the BRE guidance with reductions in the range of 21.1% - 29.2% and retained VSC levels of between 22.25 VSC – 26.15 VSC. This impact would be considered as moderate, and the retained levels of VSC are considered to be acceptable within an urban area.
115. Buildings 7, 8 and 9 sit within the Aylesbury regeneration area and will be demolished in order to allow redevelopment to take place. All three buildings are affected by the Plot 18 proposal in terms of impact on daylight however the level of impact varies with Building 7 being worst affected with only 33% of rooms having compliant VSC levels, Building 8 with 76% of rooms with compliant VSC levels and Building 9 with 87% of rooms with compliant VSC levels.
116. The overall impact on Building 9 is considered to be moderate with the vast majority of

rooms retaining good access to daylight. The losses for Buildings 7 and 8 are more significant, particularly in the case of Building 7 where there are some individual rooms with significant losses of VSC. However, Buildings 7 and 8 will be coming forward for redevelopment through the regeneration project with Building 7 being located within Phase 3 which is expected to commence by May 2021 and Building 8 being located within Phase 2b/2c, an application for which is expected early in 2017.

117. Whilst it is acknowledged that the Plot 18 development will have an adverse impact on these buildings, the time between the Plot 18 building being completed and the works to demolish buildings 7 and 8 commencing is limited and as such these impacts are considered acceptable on balance. Impacts on buildings within the estate in the interim period between one phase being developed and another phase being designed in detail is one of the inevitable impacts of a large scale, phased regeneration project and is largely unavoidable if the development is to proceed on a phased basis.

Sunlight

118. In considering the impact of the completed development on sunlight, an assessment of Annual Probable Sunlight Hours (APSH) has been undertaken. This takes into account the amount of sun available across the year and during the winter months for each window that faces 90 degrees of due south. The guidance states that at least one window to a main living room should receive at least 25% of annual probable sunlight hours and at least 5% of sunlight hours during the winter. If a room has two windows on opposite walls the annual probably sunshine hours can be added together.
119. Buildings 1, 4, 6 and 9 were not tested as they do not have windows that face within 90 degrees of due south. The assessment demonstrates that Buildings 2, 3 and 5 will meet the BRE guidance on sunlight. The only buildings that will be adversely affected are Buildings 7 and 8 and as set out above will be demolished in due course to allow redevelopment to take place.

Overlooking/privacy

120. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. This requirement is echoed within Appendix 6 of the AAAP. At the closest point, the west façade of Block 3 will be at least 17 metres from the nearest facade on the opposite side of Dawes Street and as such is compliant.

Outlook

121. Whilst properties along Aylesbury Road and Merrow Street will attain oblique views of the Plot 18 development, it is the properties located on Dawes Street at the apex of Aylesbury Road/Merrow Street that will face directly onto the redeveloped site. Undoubtedly this will change the outlook as there will be a substantial building where there is currently open space. However, the scale and massing of the proposed building is considered acceptable and this was established by the OPP. Additionally, the separation distance that will be

achieved is in excess of the minimum requirement required by the AAAP as detailed above. Officers are therefore of the view that whilst there will be an impact on outlook it would not be harmful and is in line with the OPP.

Impacts during construction

122. The OPP accepted that large scale developments have the potential to have an impact on the amenities and quality of life of occupiers both within and adjoining the Aylesbury Regeneration Area. The OPP acknowledged that the Aylesbury Regeneration Area is located within an Air Quality Management Area and suffers from high levels of ambient noise, with particular reference to Walworth Road, Thurlow Street, Albany Road and Old Kent Road.
123. The original ES submitted with the OPP assessed the impacts of demolition and construction activities on sensitive receptors taking into account their proximity to the boundaries of each of the proposed phases and the type of construction activity likely to occur at each stage of the project (i.e. demolition, substructure, construction, fit out). The key impacts identified related to noise, vibration, traffic and air quality. The applicant modelled a 'worst case' scenario in addition to a typical scenario to provide a snap shot of the potential effects of construction activities without mitigation.
124. The potential for major to moderate negative noise effects was identified in connection with demolition and construction as well as plant and machinery operating on site. Effects of minor significance were estimated to take place when works are closest to nearby vibration sensitive receptors. Effects of negligible significance were anticipated in terms of noise from construction traffic.
125. The OPP accepted that this could be diminished if the mitigation measures set out in the ES were implemented. As such a Construction Method Statement and Environmental Management Plan is required by condition as part of the OPP. No specific additional conditions would be required as part of the RMA since construction of the buildings would be subject to discharge of the conditions which exist on the OPP.

Wind

126. The wind impacts of the development were assessed as part of the ES on the OPP through testing of the maximum parameters. Given that the potential for wind impacts can be greatly affected by detailed design of a building, including the choice of materials used, it was considered appropriate to revisit wind impacts as part of the RMA given that the detailed design of the taller buildings would be known. The wind analysis demonstrates that no areas within or surrounding the Plot 18 site would become uncomfortable for pedestrian comfort. There are two areas where there is the potential for some minor impacts for cyclists and frail people on Thurlow Street and to the south of the north block. This area is very small and the impacts are predicted for less than 4 hours per year. This is considered to be a negligible impact overall.

Design and heritage issues

Site context

127. The proposal is located at the centre of the Aylesbury regeneration area on Thurlow Street, at the confluence of Aylesbury Road, Merrow Street and Inville Road. To the south and west is the Liverpool Grove Conservation Area which extends to Walworth Road. There are no listed buildings within the immediate vicinity of the site. The nearest listed buildings are numbers 20 - 54 Surrey Square and the pavement in front of these properties as well as numbers 1, 1A and 3 – 11, numbers 13 - 23 and Aycliffe House on Portland Street. Both groups of listed buildings are located over 200m away from the Plot 18 site.

Site layout

128. The reserved matters application for Plot 18 is bound by the development specification, design codes and maximum/minimum parameters established by the OPP.
129. The plot is arranged in three parts; the predominantly residential North Block, the South Block which includes the health centre and early years centre, and the public square. The main influencing factors of the proposed design have been the historic residential character of the Liverpool Grove Conservation Area to the west, the emerging civic role of Thurlow Street to the east and the established mature trees both on and around the site.
130. In terms of site layout, the current Plot 18 proposals are in compliance with the parameters and standards established by the OPP.
131. The agreed outline illustrative masterplan preserved a line of mature trees on the alignment of Merrow Street and established this as the main route to the new Square from the west. These trees and their potential role in the new space was considered to be of more significance than the trees currently on the site of the north block, which would need to be removed and replaced as part of this and subsequent phases of the masterplan. This will be discussed in more detail in the tree section later in this report.

Scale and massing

132. The applicant's design and access statement includes a detailed summary of how the proposed design complies with the key parameters and codes established by the OPP. The proposal, in terms of its height, scale, massing and arrangement, does comply with the agreed parameters and as such is in accordance with the OPP. Indeed, in many respects the proposed design stays well within the agreed parameters

The North Block

133. In the OPP, the North Block was envisaged in two parts, a local landmark tower on Thurlow Street and the Square and a large mid-rise block to the west. The design code takes its cue from the Aylesbury AAP and requires architects to break up their designs further splitting long blocks vertically, into a series of buildings that introduce variety and an urban grain to the street scene. This proposal introduces variety successfully and proposes a narrow

arrangement, crowned by the local landmark signals the new civic square and the presence of important local facilities at the new Square and introduces a level of legibility and a point of orientation that this location requires.

137. In these views the North Block will appear in the context of the larger scale developments of the Aylesbury masterplan and the buildings on Thurlow Street which is consistent with the principles of the consented masterplan. Where the North Block is immediately adjacent to the Liverpool Grove Conservation Area the stepped design seeks respond to the smaller scale of the terraced cottages on Aylesbury Road and Merrow Street and mediates the transition in scale successfully. The angle of Aylesbury Road brings the development more fully into the view from the Liverpool Grove Conservation Area. Here, the deliberate drop in scale reduced to four storeys with a recessive and highly articulated roofline where it will form the immediate setting of the conservation area ensures that the new development remains complementary with the conservation area and respects the prevailing scale of Aylesbury Road and Merrow Street. Therefore whilst views out of both Conservation Areas will change, this is not considered to be harmful. Officers are satisfied that new development will conserve and enhance of the Liverpool Grove Conservation Area and its setting.

South Block and North Block – View of Aylesbury Square and Dawes Street facades



138. The detailed design of the North Block is expressed as a brick building which is highlighted by elements of reconstituted stone. In particular, features like main entrances from the street both to blocks and even residential units are highlighted with stone canopies or surrounds. The most distinctive feature of the mid-rise block is the reconstituted stone façade to the block that includes the library at its base. This design of this block reflects the importance of this location onto the square and the architects have chosen to express this in the choice of materials and the more articulated character of the façade. In this way each facade has been deliberately embellished to adjust to its particular context. For example, the gable design of the west block is ghosted onto the parapet of the next block and the back tower beyond that it gently canted to appear like a gable too. Whilst it is noted that there is no 'break' between the taller element of Block 1 and the mansion blocks of Block 2 and 3 as required by the design strategy, this is considered to be a minor deviation, justified by the final design intent which is accomplished by the set back in the façade. The detailed design is engaging and highly articulated with activated frontages for the library, retail and after-hours facility that will engage with and enliven the open space. The buildings have been designed with a complex mix of materials and details which are appropriate and demonstrate that the principles of the design code have been complied with to the full in this proposal.

The South Block

139. The South Block will accommodate the health centre and early years facility and was identified in the agreed masterplan as a 'special' building to highlight its civic and community importance.
140. This building has been designed as an object building made up of four stepped cubes. Its location on the square means that in many respects this building has four front facades. The main entrance to the health centre is located on the east side facing onto the new square where the building is tallest (22.5m). The early years facility is entered on the north side at the tree-lined extension to Merrow Street. The west and south facades are equally important and face onto the main residential approaches from the wider area. The intention has been to respond to the residential character of these areas and the building steps down to its lowest level (17.95m) at the southwest corner to accommodate the elevated roof-top play area of the early years facility.
141. The detailed design is crisp and ordered and proposed to be expressed as four stepped and gridded blocks in a coloured and textured reconstituted stone. Onto the primary organising grid the various functional requirements have been over-laid to create primary windows at important public spaces and smaller more intimate openings for private consultation spaces or meeting rooms. This complex layering of function and form have resulted in a highly articulated cubic form that expresses its internal function on the exterior of the building in a subtle and appropriate manner. The intelligent design of the windows, which are opaque only where required to protect private consultations, is intended to avoid the need for extensive blinds or curtains, but also creates variety and interest on the facades.
142. The choice of materials and the detailed design have all been deployed in a well mannered, calm and ordered way and the result is a highly engaging and high quality civic building.

Officers are satisfied that the proposal complies entirely with the parameters set out in the OPP and the design code.

Public realm

143. The public square has been designed as a civic space and divided into zones of activities intended to complement the functions arranged around the site. The main space on Thurlow Street is divided into three areas; a calm seating area and ramped approach to the health centre, an active forecourt to the library, and a small wooded area adjacent to the café. In the space between the health centre and the North Block the existing mature trees will be complemented with additional planting and incorporated into a new open play area for residents of the North Block. The new trees and soft landscaping will contribute to a high quality public space that will be focused on the informal play area and water feature fronting onto Thurlow Street. The design of the public space will also allow small scale events to take place that will further enhance its role as the community hub. This strategy is considered appropriate to enliven the space and give it stature as well as opportunities for engagement with users of the space. This is considered to meet the aspirations of the AAAP and the OPP.

Design Review Panel

144. The DRP review this proposal on two occasions (most recently in August 2015) at the pre-application stage. In terms of the public realm the panel endorsed the design approach to the site and raised a number of detailed comments. They encouraged the designers to break down the public realm into a series of spaces which officer's consider to have been achieved by the different zones that have been created within the public realm.
145. In respect of the North Block, the panel raised questions about the detailed design of the separate parts – principally the design of the tower and the detailed design of the 'library block'. When they considered the western edge of the site, the panel endorsed the proposed scale and stated that this "...elevation has potential to complement the Liverpool Grove Conservation Area but needs to accept it is of a different scale and should not mimic its roof forms so directly. At the moment this elevation lacks finesse and could benefit from a clearer rationale, added depth and vertical articulation." This comment has been addressed by the final design which includes inset balconies and a more vertical proportion to the windows.
146. In respect of the health centre and early years facility the panel endorsed the design. At the time, a number of strategies for the cladding were being considered, all of which displayed a high degree of depth in the facade. In concluding, they challenged the designers to deliver this depth of façade treatment in the final design and asked them to submit 1:20 scale bay studies with the application demonstrating the expected quality of design.

Flood risk

147. A number of conditions were attached to the OPP concerning flood risk, surface water infiltration and submission of a surface water drainage scheme. The Environment Agency has raised no objections to the Plot 18 RMA and the applicant will need to fulfil the requirements of the conditions imposed at the outline stage. A number of these conditions

have been fulfilled as part of this application and are discussed further below.

Trees and landscaping

148. The submitted Arboricultural Impact Assessment describes which trees are proposed for removal, together with protection and supervision measures for any retained or affected by damage that could result during construction.
149. The site has a number of fair to good quality mature trees that provide valuable amenity and contribute to canopy cover which is of special relevance within the estate.
150. In order to facilitate development 16 trees will be removed. Three large plane trees which offer some of the greatest individual contribution to amenity given their visibility and contribution to the streetscape are to be retained along Thurlow Street and in the public realm to the south of the North Block at the Dawes Street end of the site. Tree removals include five category B category trees, seven category C trees and an additional four trees which are not considered a constraint to development due to their poor condition and limited retention value. A total of 1162cm stem girth is removed which can adequately be replaced via new planting so that there is no net loss of canopy cover.
151. The landscape plan sets out key features of the new civic square which is the largest formal open space proposed within the Aylesbury development. Overall, it seeks to provide a suitably flexible and robust design centred around a water feature raised on a terrace accessed by steps and a ramp, and framed by new and retained trees.
152. The landscape plan includes a planting strategy for 33 new trees on streets and in open spaces. These define the boundaries of the public square and enhance new green infrastructure links along adjacent streets, the most important being the mature avenue on Thurlow Street. The design of surrounding hard landscape and integrated tree pits is well considered especially where technical details comply with Southwark's street design guidance. However, amendments to the tree palette are required to provide more suitable species, whilst greater detail is also needed of planting proposed directly above the fountain plant room.
153. The fountain itself is a focal point of the new public space which combined with extensive up-lighting will provide interest and activation throughout the day whilst also allowing temporary events to take place. An amended species palette will also enhance and reflect seasonal changes. High quality granite surfaces are proposed which provide a coherent theme connecting and designating key spaces. Elsewhere, bespoke seating and other furniture caters for cafe space and incorporates car park venting.
154. Additional soft landscaping is provided by strips of shade tolerant undergrowth and hedging. Together with the proposed surfacing and other equipment, careful consideration needs to be given to level changes and how these features are installed especially where used in conjunction with play space which is located directly beneath the canopies of retained trees. Relevant conditions have been imposed in order to resolve the issues outlined above.

Transport issues

155. Strategic Policy 2 of the Core Strategy sets out that through development, the council will encourage walking, cycling and the use of public transport. The application site is located in PTAL 2 (Transport for London Public Transport Accessibility Level) area and there are therefore opportunities to improve access to public transport. A transport assessment was submitted as part of the OPP which assessed the likely transport impacts of the Aylesbury regeneration and mitigation measures were secured either by condition or legal agreement.

Access, layout and circulation

156. In order to overcome the key connectivity issues of the existing estate the OPP established a legible, well connected network of streets that will make it easier to move around the area. The intention is to integrate the new streets into the surrounding road network, to avoid re-creating the segregation of the current estate roads.
157. Access to and circulation within Plot 18 and the wider Aylesbury regeneration will be secured through the creation of new routes that respond to the surrounding context. In this respect Dawes Street, marking the western boundary of Plot 18, will provide the vehicular access points with Aylesbury Road and Merrow Street thereby improving connectivity and knitting into the existing street pattern. Alongside the provision of mandatory streets (as specified in the design strategy) around the Plot 18 perimeter, the access, layout and circulation aims of the OPP will be achieved in full.

Pedestrian movement

158. In line with the aspirations of the design strategy approved as part of the OPP, a key east/west route through Plot 18 and Aylesbury Square has been secured. This will connect Merrow Street with a new pedestrian crossing at Thurlow Street which will be provided as part of the Aylesbury regeneration key infrastructure works.

Cycles

159. In terms of residential cycle parking, a total of 176 cycle parking spaces have been provided within the blocks themselves and a further 4 short stay spaces will be provided in the public realm for visitors. This is compliant with the development plan and the aspirations of the OPP. Cycle parking for the non residential uses is detailed in the table below;

Proposed Use	Development Specification Requirements	Proposed Cycle Parking
Community Facility (North Block)	One long stay space per eight members of staff and one short stay space per 100sqm of floorspace.	Two long stay and eight short stay spaces.
Retail (North Block)	One long stay space per 250sqm of floorspace and one short stay space per 150sqm of floorspace.	One long stay space and one short stay space.

Health Centre (South Block)	One long stay space per five members of staff and one short stay space per three members of staff.	19 long stay spaces within the basement of the South Block and 32 short stay spaces within the public realm.
Early Years Facility (South Block)	One long stay space per eight members of staff, one long stay space per eight students and one short stay space per five members of staff.	Three long stay spaces within the South Block basement and one short stay space within the public realm. Given that this facility will cater to very young children it is agreed that the ratio of cycle parking to pupils is not directly relevant in this instance.

160. The level of cycle parking provided for the non- residential uses is considered to be compliant with the OPP and meets the requirements set out in the development specification. The type of cycle parking, layout and final location is secured by way of a planning condition on the OPP and will be discharged at a later date.

Cycle hire

161. A cycle hire docking station with capacity for 30 cycles will be provided on the south side of Inville Road. This is compliant with the OPP and the development specification.

Cycle route

162. The OPP had the intention of providing a segregated north/south cycle route along Thurlow Street (Southwark Spine). The Plot 18 proposals will not impact upon this delivery which is currently still being developed between the council and the applicant. This will meet one of the strategic objectives of the OPP by delivering a safe north/south cycle route through the estate connecting the north of the borough to Peckham and beyond and will make a significant positive contribution to the council's strategic objective of promoting sustainable forms of transport. The scheme is therefore considered acceptable on this point. This cycle route will be delivered as part of the later phases of development.

Car parking

163. Car parking for existing Aylesbury residents is currently provided as a mix of on street parallel parking bays, and off street garages and parking courts. Most of the off-street parking is managed by the housing department under the estate parking permit regime and garage leases.
164. The proposed scheme provides car parking in a mix of on site spaces in basements (for use by the health centre) and on-street spaces (16 spaces not including disabled bays) which

would be unallocated and available under a permit regime with the exception of the disabled bays, drop off bay and ambulance bay. Since it is assumed that all trafficked streets would be adopted and managed by the council as highways authority, the council would be responsible for managing the on-street parking.

165. The OPP, based on the maximum development scenario, established a maximum parking ratio of 0.4 spaces per unit in total, which is in accordance with AAAP Policy TP3. This policy notes that, within the overall aim of keeping car use down, the amount of parking must take into account public transport accessibility, transport for families, and any negative impacts from overspill parking. The proposed parking ration on the Plot 18 site, only taking into account residential parking is 0.14 spaces per dwelling.
166. In line with the approach established by the OPP and to manage the impact of overspill parking on adjoining residential streets it is proposed that a new controlled parking zone (CPZ) will be created that covers the entire outline application site and the FDS. This would ensure that all on-street parking generated as a result of these developments is contained within the new streets and within the existing estate boundaries. This would give reassurance to surrounding residents that their ability to park a reasonable distance from their own homes will not be adversely affected by any parking from these new developments. This is secured as part of the OPP S106 agreement.
167. The 16 spaces referred to could be used by any resident with the relevant parking permit. The permit allocations for new residents on the estate would need to be in line with the parking delivery plan secured in the S106 on the OPP. The level of car parking being provided on plot 18 is below the maximum figure established by the OPP and as such is compliant.

Accessible car parking

168. The OPP development specification sets out a commitment to provide one accessible car parking space per disabled home. The Plot 18 proposal provides two on-street accessible car parking bays. These bays will not be allocated to a specific unit and can be used by any eligible blue badge holder. The provision of two unassigned disabled bays falls below the target set out in the development specification.
169. Overall, the delivery of accessible off-street parking has been difficult to achieve owing to the limited availability of off-street area at ground floor level and the challenging objectives associated with delivering a mix of uses with specific end-user requirements. One of the key objectives of the Plot 18 proposal is to deliver a high quantum of social infrastructure early on in the Aylesbury regeneration. This also requires non residential ground floor land uses and active frontages to animate the new Aylesbury Square civic space. This has had a significant impact on the ability of the development to provide off-street accessible car parking. Furthermore, the scheme's ability to deliver off-street accessible parking bays has also been challenged by the need to deliver a temporary energy centre on site within the North Block.
170. This issue was subject to continued investigation during the pre-application process including an option for accessible parking bays within the ground floor of Block 3 which

would have resulted in the loss of active frontages and other amenity/design constraints. Given the council's on-going commitment to encouraging sustainable forms of transport as well as the close proximity of Plot 18 to the transport corridor of Thurlow Street which has accessible bus routes to central London and south to Peckham the proposed accessible car parking for Plot 18 is considered acceptable.

Travel plans

171. In line with the requirements of the OPP, the applicant has submitted three travel plans, one each for the health centre, early years facility and the community facility. The council's transport team have reviewed the travel plans and consider them to be acceptable in terms of scope and purpose.

Planning obligations (S106 undertaking or agreement)

172. Section 106 planning obligations, including affordable housing, financial contributions and on-site/in-lieu works, have already been secured on the OPP. As detailed above, officers consider that the proposed Plot 18 development accords with the parameters and principles established by the OPP and that there are no new issues arising from the proposal that warrant the imposition of further S106 planning obligations over and above those already secured. The legal agreement secures the submission of additional information with each RMA as well as other requirements that need to be approved prior to implementation.

Community infrastructure levy

173. The Plot 18 development is liable for both Mayoral CIL and Southwark CIL contributions. Based on the CIL Information Form provided by the applicant, the MCIL estimate is £328,829 and SCIL estimate is £332,219 prior the grant of CIL social housing relief.

Sustainable development implications

174. The National Planning Policy Framework (NPPF) sets out that planning has a key role to play in meeting the challenge of climate change, through securing radical reductions in greenhouse emissions, through providing resilience to climate change and by supporting the delivery of renewable and low carbon energy.
175. London Plan Policy 5.2 stipulates that in order to make the fullest contribution to minimising carbon dioxide emissions, developments should employ the following energy hierarchy: be lean (use less energy), be clean (supply energy efficiently), be green (use renewable energy). From October 2013, the policy has set a minimum target for reduction in carbon dioxide emissions of 35% on 2013 building regulations. Policy 5.7 states that for major developments, this should incorporate the use of on-site renewable energy generation, where feasible.
176. The OPP and subsequent site-wide energy strategy commit the developer to achieving this level of carbon reduction. Whilst subscribing to the energy hierarchy, the energy strategy relies on the provision of a temporary energy centre on Plot 18 that will later be replaced by the permanent energy centres and district heating network on the FDS and Phase 2. The

temporary energy centre will contain highly efficient gas-fired combined heat and power (CHP) boilers that will provide heat to all of Plot 18 in advance of the completion of the district heating network that will serve the completed Aylesbury regeneration area.

Be Lean

177. A number of efficiency measures have been incorporated into the design of Plot 18 including:

- High performance building fabric
- Improved air tightness
- 100% low energy LED lighting
- Efficient fans and pump controls.

Be Clean

178. As part of the intention to improve CO² emissions, the Plot 18 development will be connected to the Aylesbury district heating network that will be served by two energy centres one of these will be located on the FDS and the other will be located on Phase 2b. In the interim period, a temporary energy centre located within the ground floor of the North Block.

Be Green

179. Several renewable energy technologies were investigated for the Plot 18 development, the most viable of which is solar photovoltaic panels (PV). Three PV arrays will be located on the north Block, one on the roof of Block 1 and two on the roof of Block 2.

Conclusion

180. Through the installation of a site wide CHP heating network (that will connect to the district heat network), use of PV panels and implementation of the Be Lean/Green/Clean hierarchy, Plot 18 will achieve a 36% reduction over the 2013 building regulations which is compliant with the development plan and the objectives of the AAAP and OPP.

Conclusion on planning issues

181. The Plot 18 application seeks approval of reserved matters pursuant to the OPP granted for the redevelopment of the Aylesbury Estate. The proposal is considered to be in accordance with the parameters and principal design controls established by the OPP and does not compromise the overall delivery of site-wide objectives secured for the Aylesbury regeneration.

182. The Plot 18 proposal would deliver a significant amount of housing towards the wider Phase 2 targets and will deliver affordable housing levels that are in excess of the minimum target secured on the OPP. This is a real benefit of the Plot 18 proposals and will make a positive contribution to providing a significant number of homes for people on low incomes which is a strategic objective for the council.

183. Social infrastructure is a key element of the Plot 18 proposals and the provision of a new health centre, early years facility, library (including after hours facility) and retail is a significant benefit of the proposal. Delivering key infrastructure at the outset of the Aylesbury regeneration that will serve existing and future residents. The proposed land uses and respective quanta are in line with the OPP and are fully supported by officers.
184. The scheme maximises the amount of active frontages at ground floor level that will help to create a successful, enlivened and dynamic civic open space at Aylesbury Square. The aim of Aylesbury Square is to provide a community hub that will serve as the heart of the redeveloped Aylesbury Estate and takes full advantage of the central location of the Plot 18 site. The new public square will become a focal point for the existing and new communities throughout the regeneration process, with links to public transport and services as well as a high quality, landscaped public space that can be enjoyed by all.
185. The impact on local residential amenities, in particular daylight and sunlight impacts to existing and future neighbouring properties has been carefully considered. Whilst it is recognised that there will be some significant impacts to blocks that are located within the Aylesbury regeneration area, these are considered to be acceptable on balance given that the affected blocks will in turn be redeveloped in future phases. Impacts to residents adjoining the Aylesbury regeneration area are considered to be moderate and will have no detrimental impact on amenity. Furthermore, no impacts have been identified that are over and above those already identified at the outline stage.
186. An extremely high quality architectural design with highly articulate urban form would be created which has regard to and compliments the adjacent conservation area. Through the delivery of the new civic space at Aylesbury Square, the development will significantly improve the public realm and connectivity through the site, with new tree lined streets and spaces. No issues are raised in terms of transport matters, and the final servicing strategy will be secured through conditions attached to the outline consent. The scheme is considered acceptable in terms of delivering a highly sustainable urban development.

Community impact statement

187. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
188. A statement of community involvement was submitted which details the consultation carried out by the application. A series of community engagement events have taken place to inform members of the community about the development proposals. This commenced in March 2015 and lasted until April 2016.

Consultations

189. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

190. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

191. Following neighbour consultation, 19 letters of objection have been received, as well as one letter seeking clarifications on the proposed development. The main points of objection have been summarised and addressed below.

192. Objection: The opening of a new road providing access from Thurlow Street to Dawes Street, Merrow Street and Aylesbury Road will lead to increased traffic, disturbance, air pollution and loss of quality of life for existing residents.

Response: The modelling undertaken by the applicant as part of the OPP and the Plot 18 proposals demonstrate that there will be no significant increase in traffic around the surrounding roads. The main east/west route will continue to be Albany Road. One of the main objectives was to overcome the inaccessibility and segregation of the existing estate layout and the proposal is successful in this regard through knitting into the existing street network.

193. Objection: The transport assessment submitted with the application claims that there will be no appreciable increase in traffic - identified current at 15 vehicles per hour in the morning and 30 per hour in the evening as a result of the new road layout, however there is nothing to substantiate why this will be the case.

Response: The applicants, as demonstrated through the transport assessment on the OPP, have undertaken modelling to review potential trip generation using the TRAVL database. This was included as part of the OPP which established the acceptability of the proposed new streets.

194. Objection: The creation of new roads will make the area unsafe, lead to rat-running and are not environmentally friendly. Connectivity can be provided by cycle and pedestrian ways with bollard access for emergency vehicles.

Response: The new north/south cycle route that will be provided on Thurlow Street later in the programme will promote sustainable forms of transport. The intention of knitting into the existing street network and providing a new route is to improve connectivity and legibility and overcome the closed nature of the existing estate layout. The improved street layout is not considered to be a threat to safety.

195. Objection: There has been precious little, if any, consultation specifically about the road layout and traffic calming measures for the scheme.

Response: The proposal was consulted on extensively as part of the OPP. A further programme of consultation was undertaken between March 2015 and April 2016 by the applicants and this is detailed in the statement of community involvement. Additionally, the

council undertook its own statutory consultation as part of the current application. Officers therefore consider that a robust and extensive consultation exercise has been undertaken.

196. Objection: Creating, a new road connecting Thurlow Street to Aylesbury Road would mean a significant change of character to an area that should be conserved as it is given that it is a conservation area.

Response: The addition of a new road connecting the existing estate to the surrounding area and improving legibility and connectivity is not considered to be a threat to the Conservation Area.

197. Objection: The proposed development is excessive in its scale and density. It will dwarf the conservation area and residents will be severely affected by loss of light and views.

Response: The scale and massing of the buildings was approved and established through the OPP. The Plot 18 proposals are well within the approved parameters and as such are considered acceptable. The buildings have been designed to successfully manage the transition from high rise on Thurlow Street to the lower scale nature of the adjacent conservation area.

198. Objection: The noise and disturbance resulting from the sheer numbers of people living in a development of this size means that this quiet residential area will be lost. The repositioning of these amenities (health centre and library) into this area will mean a detrimental effect on the neighbourhood community.

Response: Noise and disturbance was assessed in full as part of the OPP which established the framework through which the Plot 18 proposals will be delivered. Whilst it is accepted that there will be some disturbance during demolition and construction, no significant disturbance is anticipated as a result of the completed development.

199. Objection: Residents will experience a loss of privacy and outlook as well as views of existing well established trees and open green areas.

Response: New trees and open spaces will be provided as part of the Plot 18 proposals. The location of the proposed buildings was established through the OPP. The position of the buildings and their separation distance from adjacent dwellings will ensure there would be no adverse impacts on outlook or privacy.

200. Objection: The physical infrastructure of the area, for waste water and sewage is already under significant pressure.

Response: Details of drainage and water infrastructure are secured by condition on the OPP.

201. Objection: The loss of the open space between Dawes Street and Thurlow street will deprive residents of a precious bit of green space and require the destruction of several mature trees. The paved and soulless environment of the public square will be no replacement.

Response: The quantum of open space being provided on Plot 18 is far in excess of the existing. The significant uplift in open space is considered one of the key benefits of the scheme.

202. Objection: The imposition of tall buildings at the end of Aylesbury Road will negatively affect the outlook from the street and cast a shadow, literally and figuratively, over the conservation area that will threaten its charm and character.

Response: The daylight and sunlight assessment demonstrates that there would be no significant impact on adjacent residents. The form of the proposed buildings, including the stepping down in height from east to west will ensure a successful transition in scale towards the conservation area. Whilst the height and massing of the buildings has already been established by the OPP, the plot 18 proposal demonstrate further how the detailed design will successfully manage this transition in scale and character.

203. Objection: Significantly more housing could fit on the site if it was planned properly, planned with the urban grain, not against the urban grain.

Response: The site, whilst well within the established parameters, is considered to be developed to its full potential, particularly given the amount of high quality social infrastructure being delivered on the site.

204. Objection: The proposal will result in adverse impacts and changes to the conservation area as the plans will fail to preserve or enhance the character and appearance of the area. There has been zero consultation of the residents here regarding the proposed development, including the new road layout.

Response: The character and setting of the conservation area would not be threatened by the proposed development and officers consider that a robust consultation exercise has been undertaken.

205. Objection: The well-being of the residents of the streets in question here has not been taken into account and a full consultation of all residents needs to be carried out.

Response: As detailed above, a full and robust consultation exercise has been undertaken not just on the Plot 18 proposals but also on the OPP which set out the framework for the development of the plot 18 site.

206. Objection: The proposal is fundamentally at odds with the partnership that the council have built up over many decades with the residents of the Liverpool Grove Conservation Area to promote and preserve the unique nature of these streets by conserving their look and appearance. The proposals for Plot 18 do not seem to consider any of these principles by introducing a modern high rise, that is not at all sympathetic to its surroundings, literal on top of a late Victorian conservation area of red brick houses, cutting down the only trees that residents of Aylesbury Road can see and introducing a through road, that will only increase traffic and noise to these narrow and quiet streets.

Response: The OPP accepted the principle of a tall block on the plot 18 site, stepping down

in height towards the west and the adjacent Liverpool Grove Conservation Area. The Plot 18 proposals comply with the standards set out in the OPP in terms of scale, massing and location of buildings. In design terms, the character of the North Block changes dramatically from the tower on Thurlow Street, to the over 55's block and then a further step down in height to the brick built, gable fronted block fronting Dawes Street and adjacent to the conservation area. This is considered to be a successful and suitable response to the surrounding context and conservation area. Whilst some trees are being removed the level of replanting and the retained trees are considered to contribute to a pleasant public realm and streetscape.

207. Objection: There will be more traffic due to the resident's cars in the high rise, relocated library, medical centre and nursery. Aylesbury Road already suffers from a high level of damage to cars parked there, which despite many requests to the council to address this problem, they have failed to solve and more traffic will only result in more damage. There are a number of schools within the vicinity that will be at risk from the inflated traffic flow resulting from the new road layout.

Response: The new facilities will replace many of those that are located nearby and the Transport Assessment undertaken as part of the OPP demonstrated that there would be no adverse impact in terms of traffic generation.

208. Objection: Objection to the removal of the trees as required in this proposal. In addition to the environmental benefit of the mature trees, they also add character and visual benefit to the area, which will be lost forever if they are felled.

Response: In order to facilitate development 16 trees will be removed. Three large planes which offer some of the greatest individual contribution to amenity given their visibility and contribution to the streetscape are to be retained along Thurlow Street and in the public realm to the south of the North Block at the Dawes Street end of the site. Tree removals include five category B category trees, seven category C trees and an additional four trees which are not considered a constraint to development due to their poor condition and limited retention value. A total of 1162cm stem girth is removed which can adequately be replaced via new planting so that there is no net loss of canopy cover.

209. Objection: The plans imply that private car use in the new development will be kept to a minimum, but the roads seem designed to make private car use as easy as possible. If the goal is to create permeable streets, "filtered permeability" should be used instead, whereby through-access is created or retained for pedestrians and cyclists, but blocked for motor traffic. The western end of Merrow Street already achieves this. Furthermore, the council should take the opportunity to install "blended footways" at all junctions in the plan to emphasise pedestrian priority over turning vehicles.

Response: The council's transport team have reviewed the proposal as part of the OPP and again as part of the current Plot 18 RMA. Taking into account the findings of the OPP transport assessment and the subsequent Plot 18 submission, the creation of a new street is not considered to be a threat to the existing area in terms of traffic generation, parking or pedestrian safety. The objective of the layout is to enhance connectivity. Limiting this to pedestrians/cyclists would not overcome the existing barriers that the current estate has in

terms of layout.

210. The following comments have been received from external statutory consultees:
211. Historic England: This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
212. Natural England: No comment.
213. London Underground: No comment.
214. Transport for London: The application contains a proposal regarding TfL's cycle hire scheme. Note that a proposed comprehensive improvement to Thurlow Street will not be included in the application. One of the comments TfL had when the Aylesbury masterplan was considered by the Mayor was the approach to cycling in Thurlow Street. It is also noted that there is the proposal to potentially re-locate bus stops, which will require agreement with TfL Buses. As such, Transport for London seek a subsequent opportunity to comment on the proposals for Thurlow Street when it is consulted upon as part of a later development phase.
215. Thames Water: Thames Water have reviewed the documentation provided and agree to discharge condition 5 and 7 in respect to Plot 18 only.

Response: The applicant has applied to discharge several conditions as part of this application. These will now be dealt with by a separate application however Thames Water have confirmed that they are satisfied that conditions 5 and 7 can be discharged with respect to Plot 18.

216. Environment Agency: Recommend the partial discharge of condition 5 (surface water and drainage strategy) and condition 10 (site contamination) of planning decision 14/AP/3844 for Plot 18 only.

Response: The applicant has applied to discharge several conditions as part of this application. These will now be dealt with by a separate application however the Environment Agency have confirmed that they are satisfied that conditions 5 and 10 can be discharged with respect to Plot 18.

Human rights implications

217. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. In this respect officers have had due regard to the protected characteristics outlined in Section 4 of the act and detailed below:
- Age
 - Disability
 - Gender reassignment

- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation.

218. This application has the legitimate aim of providing new high quality homes, affordable housing, community uses, commercial and retail uses, new streets and open spaces as part of the Aylesbury Estate regeneration. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/H1059 Application file: 16/AP/2800 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5365 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Terence McLellan, Team Leader	
Version	Final	
Dated	25 November 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		25 November 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 20/07/2016**Press notice date:** 28/07/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 22/07/2016**Internal services consulted:**

Ecology Officer
 Economic Development Team
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
 Flood and Drainage Team
 HIGHWAY LICENSING
 Highway Development Management
 Housing Regeneration Initiatives
 Waste Management

Statutory and non-statutory organisations consulted:

EDF Energy
 Environment Agency
 Greater London Authority
 Historic England
 London Fire & Emergency Planning Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region & South East Region
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

293 Missenden Inville Road SE17 2HY
 294 Missenden Inville Road SE17 2HY
 295 Missenden Inville Road SE17 2HY
 292 Missenden Inville Road SE17 2HY
 289 Missenden Inville Road SE17 2HY
 290 Missenden Inville Road SE17 2HY
 291 Missenden Inville Road SE17 2HY
 296 Missenden Inville Road SE17 2HY

111 Merrow Street London SE17 2NX
 105 Merrow Street London SE17 2NX
 107 Merrow Street London SE17 2NX
 109 Merrow Street London SE17 2NX
 102 Portland Street London SE17 2NU
 104 Portland Street London SE17 2NU
 106 Portland Street London SE17 2NU
 100 Portland Street London SE17 2NU

301 Missenden Inville Road SE17 2JA
 302 Missenden Inville Road SE17 2JA
 303 Missenden Inville Road SE17 2JA
 300 Missenden Inville Road SE17 2JA
 297 Missenden Inville Road SE17 2HY
 298 Missenden Inville Road SE17 2HY
 299 Missenden Inville Road SE17 2HY
 278 Missenden Inville Road SE17 2HY
 279 Missenden Inville Road SE17 2HY
 280 Missenden Inville Road SE17 2HY
 277 Missenden Inville Road SE17 2HY
 274 Missenden Inville Road SE17 2HY
 275 Missenden Inville Road SE17 2HY
 276 Missenden Inville Road SE17 2HY
 281 Missenden Inville Road SE17 2HY
 286 Missenden Inville Road SE17 2HY
 287 Missenden Inville Road SE17 2HY
 288 Missenden Inville Road SE17 2HY
 285 Missenden Inville Road SE17 2HY
 282 Missenden Inville Road SE17 2HY
 283 Missenden Inville Road SE17 2HY
 284 Missenden Inville Road SE17 2HY
 304 Missenden Inville Road SE17 2JA
 160 Wendover Thurlow Street SE17 2UD
 161 Wendover Thurlow Street SE17 2UD
 162 Wendover Thurlow Street SE17 2UD
 16 Wendover Thurlow Street SE17 2UD
 157 Wendover Thurlow Street SE17 2UD
 158 Wendover Thurlow Street SE17 2UD
 159 Wendover Thurlow Street SE17 2UD
 163 Wendover Thurlow Street SE17 2UD
 168 Wendover Thurlow Street SE17 2UD
 169 Wendover Thurlow Street SE17 2UD
 17 Wendover Thurlow Street SE17 2UD
 167 Wendover Thurlow Street SE17 2UD
 164 Wendover Thurlow Street SE17 2UD
 165 Wendover Thurlow Street SE17 2UD
 166 Wendover Thurlow Street SE17 2UD
 311 Missenden Inville Road SE17 2JA
 312 Missenden Inville Road SE17 2JA
 313 Missenden Inville Road SE17 2JA
 310 Missenden Inville Road SE17 2JA
 306 Missenden Inville Road SE17 2JA
 308 Missenden Inville Road SE17 2JA
 309 Missenden Inville Road SE17 2JA
 School House Trafalgar Street SE17 2TP
 13 Wendover Thurlow Street SE17 2UD
 14 Wendover Thurlow Street SE17 2UD
 15 Wendover Thurlow Street SE17 2UD
 12 Wendover Thurlow Street SE17 2UD
 1 Wendover Thurlow Street SE17 2UD
 10 Wendover Thurlow Street SE17 2UD
 11 Wendover Thurlow Street SE17 2UD
 232 Missenden Inville Road SE17 2HX
 233 Missenden Inville Road SE17 2HX
 234 Missenden Inville Road SE17 2HX
 231 Missenden Inville Road SE17 2HX
 228 Missenden Inville Road SE17 2HX
 229 Missenden Inville Road SE17 2HX
 230 Missenden Inville Road SE17 2HX
 235 Missenden Inville Road SE17 2HX
 240 Missenden Inville Road SE17 2HX
 241 Missenden Inville Road SE17 2HX
 242 Missenden Inville Road SE17 2HX
 239 Missenden Inville Road SE17 2HX
 236 Missenden Inville Road SE17 2HX
 33 Burton Grove London SE17 2NT
 34 Burton Grove London SE17 2NT
 46 Burton Grove London SE17 2NT
 108 Portland Street London SE17 2NU
 82 Portland Street London SE17 2NU
 84 Portland Street London SE17 2NU
 86 Portland Street London SE17 2NU
 116 Portland Street London SE17 2NU
 110 Portland Street London SE17 2NU
 112 Portland Street London SE17 2NU
 114 Portland Street London SE17 2NU
 119 Merrow Street London SE17 2NX
 226 Merrow Street London SE17 2NX
 228 Merrow Street London SE17 2NX
 234 Merrow Street London SE17 2NX
 224 Merrow Street London SE17 2NX
 218 Merrow Street London SE17 2NX
 220 Merrow Street London SE17 2NX
 222 Merrow Street London SE17 2NX
 85 Merrow Street London SE17 2NX
 95 Merrow Street London SE17 2NX
 97 Merrow Street London SE17 2NX
 99 Merrow Street London SE17 2NX
 93 Merrow Street London SE17 2NX
 87 Merrow Street London SE17 2NX
 89 Merrow Street London SE17 2NX
 91 Merrow Street London SE17 2NX
 129 Merrow Street London SE17 2NX
 131 Merrow Street London SE17 2NX
 133 Merrow Street London SE17 2NX
 127 Merrow Street London SE17 2NX
 121 Merrow Street London SE17 2NX
 123 Merrow Street London SE17 2NX
 125 Merrow Street London SE17 2NX
 137 Merrow Street London SE17 2NX
 212 Merrow Street London SE17 2NX
 214 Merrow Street London SE17 2NX
 216 Merrow Street London SE17 2NX
 210 Merrow Street London SE17 2NX
 204 Merrow Street London SE17 2NX
 206 Merrow Street London SE17 2NX
 208 Merrow Street London SE17 2NX
 41 Aylesbury Road London SE17 2EQ
 43 Aylesbury Road London SE17 2EQ
 45 Aylesbury Road London SE17 2EQ
 39 Aylesbury Road London SE17 2EQ
 33 Aylesbury Road London SE17 2EQ
 35 Aylesbury Road London SE17 2EQ
 37 Aylesbury Road London SE17 2EQ
 47 Aylesbury Road London SE17 2EQ
 55 Aylesbury Road London SE17 2EQ
 57 Aylesbury Road London SE17 2EQ
 59 Aylesbury Road London SE17 2EQ
 53 Aylesbury Road London SE17 2EQ
 49 Aylesbury Road London SE17 2EQ
 5 Aylesbury Road London SE17 2EQ
 51 Aylesbury Road London SE17 2EQ
 13 Aylesbury Road London SE17 2EQ
 15 Aylesbury Road London SE17 2EQ
 17 Aylesbury Road London SE17 2EQ
 11 Aylesbury Road London SE17 2EQ
 5 Villa Street London SE17 2EJ
 7 Villa Street London SE17 2EJ
 1 Aylesbury Road London SE17 2EQ
 19 Aylesbury Road London SE17 2EQ
 29 Aylesbury Road London SE17 2EQ

237 Missenden Inville Road SE17 2HX
 238 Missenden Inville Road SE17 2HX
 217 Missenden Inville Road SE17 2HX
 218 Missenden Inville Road SE17 2HX
 219 Missenden Inville Road SE17 2HX
 216 Missenden Inville Road SE17 2HX
 213 Missenden Inville Road SE17 2HX
 214 Missenden Inville Road SE17 2HX
 215 Missenden Inville Road SE17 2HX
 220 Missenden Inville Road SE17 2HX
 225 Missenden Inville Road SE17 2HX
 226 Missenden Inville Road SE17 2HX
 227 Missenden Inville Road SE17 2HX
 224 Missenden Inville Road SE17 2HX
 221 Missenden Inville Road SE17 2HX
 222 Missenden Inville Road SE17 2HX
 223 Missenden Inville Road SE17 2HX
 243 Missenden Inville Road SE17 2HX
 263 Missenden Inville Road SE17 2HY
 264 Missenden Inville Road SE17 2HY
 265 Missenden Inville Road SE17 2HY
 262 Missenden Inville Road SE17 2HY
 259 Missenden Inville Road SE17 2HY
 260 Missenden Inville Road SE17 2HY
 261 Missenden Inville Road SE17 2HY
 266 Missenden Inville Road SE17 2HY
 271 Missenden Inville Road SE17 2HY
 272 Missenden Inville Road SE17 2HY
 273 Missenden Inville Road SE17 2HY
 270 Missenden Inville Road SE17 2HY
 267 Missenden Inville Road SE17 2HY
 268 Missenden Inville Road SE17 2HY
 269 Missenden Inville Road SE17 2HY
 248 Missenden Inville Road SE17 2HX
 249 Missenden Inville Road SE17 2HX
 250 Missenden Inville Road SE17 2HX
 247 Missenden Inville Road SE17 2HX
 244 Missenden Inville Road SE17 2HX
 245 Missenden Inville Road SE17 2HX
 246 Missenden Inville Road SE17 2HX
 251 Missenden Inville Road SE17 2HX
 256 Missenden Inville Road SE17 2HY
 257 Missenden Inville Road SE17 2HY
 258 Missenden Inville Road SE17 2HY
 255 Missenden Inville Road SE17 2HX
 252 Missenden Inville Road SE17 2HX
 253 Missenden Inville Road SE17 2HX
 254 Missenden Inville Road SE17 2HX
 200 Wendover Thurlow Street SE17 2UE
 21 Wendover Thurlow Street SE17 2UE
 22 Wendover Thurlow Street SE17 2UE
 20 Wendover Thurlow Street SE17 2UE
 197 Wendover Thurlow Street SE17 2UE
 198 Wendover Thurlow Street SE17 2UE
 199 Wendover Thurlow Street SE17 2UE
 23 Wendover Thurlow Street SE17 2UE
 28 Wendover Thurlow Street SE17 2UE
 29 Wendover Thurlow Street SE17 2UE
 30 Wendover Thurlow Street SE17 2UE
 27 Wendover Thurlow Street SE17 2UE
 24 Wendover Thurlow Street SE17 2UE
 25 Wendover Thurlow Street SE17 2UE
 26 Wendover Thurlow Street SE17 2UE
 187 Wendover Thurlow Street SE17 2UE
 188 Wendover Thurlow Street SE17 2UE
 189 Wendover Thurlow Street SE17 2UE
 3 Aylesbury Road London SE17 2EQ
 31 Aylesbury Road London SE17 2EQ
 27 Aylesbury Road London SE17 2EQ
 21 Aylesbury Road London SE17 2EQ
 23 Aylesbury Road London SE17 2EQ
 25 Aylesbury Road London SE17 2EQ
 61 Aylesbury Road London SE17 2EQ
 158 Portland Street London SE17 2NS
 160 Portland Street London SE17 2NS
 162 Portland Street London SE17 2NS
 148 Portland Street London SE17 2NS
 Flat 1 66 Surrey Square SE17 2JX
 138 Portland Street London SE17 2NS
 140 Portland Street London SE17 2NS
 164 Portland Street London SE17 2NS
 2 Burton Grove London SE17 2NT
 24 Burton Grove London SE17 2NT
 25 Burton Grove London SE17 2NT
 13 Burton Grove London SE17 2NT
 170 Portland Street London SE17 2NS
 1 Burton Grove London SE17 2NT
 12 Burton Grove London SE17 2NT
 55 Inville Road London SE17 2JB
 57 Inville Road London SE17 2JB
 59 Inville Road London SE17 2JB
 53 Inville Road London SE17 2JB
 7 Aylesbury Road London SE17 2EQ
 9 Aylesbury Road London SE17 2EQ
 51 Inville Road London SE17 2JB
 61 Inville Road London SE17 2JB
 60b Surrey Square London SE17 2JX
 62 Surrey Square London SE17 2JX
 64 Surrey Square London SE17 2JX
 58 Surrey Square London SE17 2JX
 63 Inville Road London SE17 2JB
 65 Inville Road London SE17 2JB
 67 Inville Road London SE17 2JB
 68 Portland Street London SE17 2PB
 70 Portland Street London SE17 2PB
 72 Portland Street London SE17 2PB
 66 Portland Street London SE17 2PB
 60 Portland Street London SE17 2PB
 62 Portland Street London SE17 2PB
 64 Portland Street London SE17 2PB
 74 Portland Street London SE17 2PB
 122 Trafalgar Street London SE17 2TP
 124 Trafalgar Street London SE17 2TP
 126 Trafalgar Street London SE17 2TP
 1 Surrey Grove London SE17 2RF
 76 Portland Street London SE17 2PB
 78 Portland Street London SE17 2PB
 80 Portland Street London SE17 2PB
 280 Merrow Street London SE17 2PA
 282 Merrow Street London SE17 2PA
 284 Merrow Street London SE17 2PA
 278 Merrow Street London SE17 2PA
 272 Merrow Street London SE17 2PA
 274 Merrow Street London SE17 2PA
 276 Merrow Street London SE17 2PA
 286 Merrow Street London SE17 2PA
 296 Merrow Street London SE17 2PA
 298 Merrow Street London SE17 2PA
 58 Portland Street London SE17 2PB
 294 Merrow Street London SE17 2PA
 288 Merrow Street London SE17 2PA
 290 Merrow Street London SE17 2PA

4 Wendover Thurlow Street SE17 2UD
 5 Wendover Thurlow Street SE17 2UD
 6 Wendover Thurlow Street SE17 2UD
 3 Wendover Thurlow Street SE17 2UD
 178 Wendover Thurlow Street SE17 2UD
 18 Wendover Thurlow Street SE17 2UD
 2 Wendover Thurlow Street SE17 2UD
 86 Wendover Thurlow Street SE17 2UD
 110 Wendover Thurlow Street SE17 2UE
 111 Wendover Thurlow Street SE17 2UE
 112 Wendover Thurlow Street SE17 2UE
 109 Wendover Thurlow Street SE17 2UE
 106 Wendover Thurlow Street SE17 2UE
 107 Wendover Thurlow Street SE17 2UE
 108 Wendover Thurlow Street SE17 2UE
 113 Wendover Thurlow Street SE17 2UE
 180 Wendover Thurlow Street SE17 2UE
 181 Wendover Thurlow Street SE17 2UE
 182 Wendover Thurlow Street SE17 2UE
 179 Wendover Thurlow Street SE17 2UE
 114 Wendover Thurlow Street SE17 2UE
 115 Wendover Thurlow Street SE17 2UE
 116 Wendover Thurlow Street SE17 2UE
 90 Wendover Thurlow Street SE17 2UD
 91 Wendover Thurlow Street SE17 2UD
 92 Wendover Thurlow Street SE17 2UD
 9 Wendover Thurlow Street SE17 2UD
 87 Wendover Thurlow Street SE17 2UD
 88 Wendover Thurlow Street SE17 2UD
 89 Wendover Thurlow Street SE17 2UD
 93 Wendover Thurlow Street SE17 2UD
 103 Wendover Thurlow Street SE17 2UE
 104 Wendover Thurlow Street SE17 2UE
 105 Wendover Thurlow Street SE17 2UE
 102 Wendover Thurlow Street SE17 2UE
 94 Wendover Thurlow Street SE17 2UD
 100 Wendover Thurlow Street SE17 2UE
 101 Wendover Thurlow Street SE17 2UE
 49 Missenden Inville Road SE17 2HT
 50 Missenden Inville Road SE17 2HT
 51 Missenden Inville Road SE17 2HT
 48 Missenden Inville Road SE17 2HT
 45 Missenden Inville Road SE17 2HT
 46 Missenden Inville Road SE17 2HT
 47 Missenden Inville Road SE17 2HT
 52 Missenden Inville Road SE17 2HT
 57 Missenden Inville Road SE17 2HT
 58 Missenden Inville Road SE17 2HT

 59 Missenden Inville Road SE17 2HT
 56 Missenden Inville Road SE17 2HT
 53 Missenden Inville Road SE17 2HT
 54 Missenden Inville Road SE17 2HT
 55 Missenden Inville Road SE17 2HT
 4 Missenden Roland Way SE17 2HS
 40 Missenden Roland Way SE17 2HS
 41 Missenden Roland Way SE17 2HS
 39 Missenden Roland Way SE17 2HS
 36 Missenden Roland Way SE17 2HS
 37 Missenden Roland Way SE17 2HS
 38 Missenden Roland Way SE17 2HS
 42 Missenden Roland Way SE17 2HS
 8 Missenden Roland Way SE17 2HS
 9 Missenden Roland Way SE17 2HS
 44 Missenden Inville Road SE17 2HT

248 Merrow Street London SE17 2PA
 242 Merrow Street London SE17 2PA
 244 Merrow Street London SE17 2PA
 246 Merrow Street London SE17 2PA
 256 Merrow Street London SE17 2PA
 266 Merrow Street London SE17 2PA
 268 Merrow Street London SE17 2PA
 270 Merrow Street London SE17 2PA
 264 Merrow Street London SE17 2PA
 258 Merrow Street London SE17 2PA
 260 Merrow Street London SE17 2PA
 262 Merrow Street London SE17 2PA
 12 Brettell Street London SE17 2NZ
 2 Brettell Street London SE17 2NZ
 4 Brettell Street London SE17 2NZ
 11 Brettell Street London SE17 2NZ
 201 Merrow Street London SE17 2NY
 203 Merrow Street London SE17 2NY
 10 Brettell Street London SE17 2NZ
 5 Brettell Street London SE17 2NZ
 236 Merrow Street London SE17 2PA
 238 Merrow Street London SE17 2PA
 240 Merrow Street London SE17 2PA
 9 Brettell Street London SE17 2NZ
 6 Brettell Street London SE17 2NZ
 7 Brettell Street London SE17 2NZ
 8 Brettell Street London SE17 2NZ
 Flat 4 Marsh Court SE17 2FT
 Flat 5 Marsh Court SE17 2FT
 Flat 6 Marsh Court SE17 2FT
 Flat 3 Marsh Court SE17 2FT
 Flat 1 Marsh Court SE17 2FT
 Flat 2 Marsh Court SE17 2FT
 Flat 7 Marsh Court SE17 2FT
 Flat 12 Marsh Court SE17 2FT
 Flat 13 Marsh Court SE17 2FT
 Flat 14 Marsh Court SE17 2FT
 Flat 11 Marsh Court SE17 2FT
 Flat 8 Marsh Court SE17 2FT
 Flat 9 Marsh Court SE17 2FT
 Flat 10 Marsh Court SE17 2FT
 6a Taplow Thurlow Street SE17 2UQ
 7a Taplow Thurlow Street SE17 2UQ
 8a Taplow Thurlow Street SE17 2UQ
 Flat 5 137 Trafalgar Street SE17 2TP
 Flat 6 137 Trafalgar Street SE17 2TP
 9a Taplow Thurlow Street SE17 2UQ
 University Academy Of Engineering South
 Bank Trafalgar Street SE17 2TP
 Flat A 1 Surrey Grove SE17 2RF
 Flat B 1 Surrey Grove SE17 2RF
 13a Taplow Thurlow Street SE17 2UQ
 10a Taplow Thurlow Street SE17 2UQ
 11a Taplow Thurlow Street SE17 2UQ
 12a Taplow Thurlow Street SE17 2UQ
 Flat 15 Marsh Court SE17 2FT
 Flat 35 Marsh Court SE17 2FT
 Flat 36 Marsh Court SE17 2FT
 Flat 37 Marsh Court SE17 2FT
 Flat 34 Marsh Court SE17 2FT
 Flat 31 Marsh Court SE17 2FT
 Flat 32 Marsh Court SE17 2FT
 Flat 33 Marsh Court SE17 2FT
 Flat 38 Marsh Court SE17 2FT
 Surrey Square Primary School Surrey Square
 SE17 2JY

7 Missenden Roland Way SE17 2HS
43 Missenden Roland Way SE17 2HS

5 Missenden Roland Way SE17 2HS
6 Missenden Roland Way SE17 2HS
60 Missenden Inville Road SE17 2HT
104 Missenden Inville Road SE17 2HU
105 Missenden Inville Road SE17 2HU
106 Missenden Inville Road SE17 2HU
103 Missenden Inville Road SE17 2HU
100 Missenden Inville Road SE17 2HU
101 Missenden Inville Road SE17 2HU
102 Missenden Inville Road SE17 2HU
107 Missenden Inville Road SE17 2HU
112 Missenden Inville Road SE17 2HU
113 Missenden Inville Road SE17 2HU
114 Missenden Inville Road SE17 2HU
111 Missenden Inville Road SE17 2HU
108 Missenden Inville Road SE17 2HU
109 Missenden Inville Road SE17 2HU
110 Missenden Inville Road SE17 2HU
65 Missenden Inville Road SE17 2HT
66 Missenden Inville Road SE17 2HT
67 Missenden Inville Road SE17 2HT
64 Missenden Inville Road SE17 2HT
61 Missenden Inville Road SE17 2HT
62 Missenden Inville Road SE17 2HT
63 Missenden Inville Road SE17 2HT

68 Missenden Inville Road SE17 2HT
73 Missenden Inville Road SE17 2HT
74 Missenden Inville Road SE17 2HT
75 Missenden Inville Road SE17 2HT

72 Missenden Inville Road SE17 2HT
69 Missenden Inville Road SE17 2HT
70 Missenden Inville Road SE17 2HT
71 Missenden Inville Road SE17 2HT

53 Latimer Beaconsfield Road SE17 2EN
54 Latimer Beaconsfield Road SE17 2EN
55 Latimer Beaconsfield Road SE17 2EN
52 Latimer Beaconsfield Road SE17 2EN
5 Latimer Beaconsfield Road SE17 2EN
50 Latimer Beaconsfield Road SE17 2EN
51 Latimer Beaconsfield Road SE17 2EN
56 Latimer Beaconsfield Road SE17 2EN
60 Latimer Beaconsfield Road SE17 2EN
61 Latimer Beaconsfield Road SE17 2EN

7 Latimer Beaconsfield Road SE17 2EN

6 Latimer Beaconsfield Road SE17 2EN
57 Latimer Beaconsfield Road SE17 2EN
58 Latimer Beaconsfield Road SE17 2EN
59 Latimer Beaconsfield Road SE17 2EN
4 Latimer Beaconsfield Road SE17 2EN
40 Latimer Beaconsfield Road SE17 2EN

41 Latimer Beaconsfield Road SE17 2EN

39 Latimer Beaconsfield Road SE17 2EN
36 Latimer Beaconsfield Road SE17 2EN
37 Latimer Beaconsfield Road SE17 2EN
38 Latimer Beaconsfield Road SE17 2EN
42 Latimer Beaconsfield Road SE17 2EN
47 Latimer Beaconsfield Road SE17 2EN

100 Dawes Street London SE17 2EB
Artist Studio Company The Chaplin Centre
Taplow SE17 2DG
Flat 39 Marsh Court SE17 2FT
172 Trafalgar Street London SE17 2TP
174 Trafalgar Street London SE17 2TP
Flat 20 Marsh Court SE17 2FT
Flat 21 Marsh Court SE17 2FT
Flat 22 Marsh Court SE17 2FT
Flat 19 Marsh Court SE17 2FT
Flat 16 Marsh Court SE17 2FT
Flat 17 Marsh Court SE17 2FT
Flat 18 Marsh Court SE17 2FT
Flat 23 Marsh Court SE17 2FT
Flat 28 Marsh Court SE17 2FT
Flat 29 Marsh Court SE17 2FT
Flat 30 Marsh Court SE17 2FT
Flat 27 Marsh Court SE17 2FT
Flat 24 Marsh Court SE17 2FT
Flat 25 Marsh Court SE17 2FT
Flat 26 Marsh Court SE17 2FT
144 Wolverton Sedan Way SE17 2AD
147 Wolverton Sedan Way SE17 2AD
Hall Under 241-471 Wendover SE17 2AE
135 Wolverton Sedan Way SE17 2AD
120 Dawes Street London SE17 2EG
127 Wolverton Sedan Way SE17 2AD
Aylesbury Childminding Centre Unit 1
Beaconsfield Road SE17 2EN
Adjacent To 58 Portland Street SE17 2PB
Aylesbury Access Centre Taplow SE17 2UN
Unit 8 Taplow SE17 2UZ
Living Accommodation 131 Beaconsfield Road
SE17 2BX
Toy Library Taplow SE17 2UN
96a Dawes Street London SE17 2EB
96b Dawes Street London SE17 2EB
Flat 2 137 Trafalgar Street SE17 2TP
Flat 3 137 Trafalgar Street SE17 2TP
Flat 4 137 Trafalgar Street SE17 2TP
Flat 1 137 Trafalgar Street SE17 2TP
Unit 6 Tykes Corner Taplow SE17 2UZ
The Blue Hut Thurlow Street SE17 2UZ
Unit 8 The Blue Hut SE17 2UZ
Unit 7 Tykes Corner Taplow SE17 2UN
St Peters Vicarage 12 Villa Street SE17 2EJ
98b Dawes Street London SE17 2EB
The Villa Street Medical Centre 47-47a Villa
Street SE17 2EL
Missenden Play Area Beaconsfield Road SE17
2EW
98a Dawes Street London SE17 2EB
69d Wooler Street London SE17 2ED
100a Dawes Street London SE17 2EB
152a Wolverton Alvey Street SE17 2AH
69c Wooler Street London SE17 2ED
Sacred Heart Catholic Secondary School
Trafalgar Street SE17 2TP
Ground Floor Flat 106 Dawes Street SE17
2EG
First Floor Flat 106 Dawes Street SE17 2EG
124 Dawes Street London SE17 2EG
128 Dawes Street London SE17 2EG
10 Aylesbury Road London SE17 2EH
122 Dawes Street London SE17 2EG
112 Dawes Street London SE17 2EG

48 Latimer Beaconsfield Road SE17 2EN
49 Latimer Beaconsfield Road SE17 2EN
46 Latimer Beaconsfield Road SE17 2EN
43 Latimer Beaconsfield Road SE17 2EN
44 Latimer Beaconsfield Road SE17 2EN
45 Latimer Beaconsfield Road SE17 2EN
8 Latimer Beaconsfield Road SE17 2EN
26 Missenden Roland Way SE17 2HS
27 Missenden Roland Way SE17 2HS
28 Missenden Roland Way SE17 2HS
25 Missenden Roland Way SE17 2HS
22 Missenden Roland Way SE17 2HS
23 Missenden Roland Way SE17 2HS
24 Missenden Roland Way SE17 2HS
29 Missenden Roland Way SE17 2HS
33 Missenden Roland Way SE17 2HS
34 Missenden Roland Way SE17 2HS
35 Missenden Roland Way SE17 2HS
32 Missenden Roland Way SE17 2HS
3 Missenden Roland Way SE17 2HS
30 Missenden Roland Way SE17 2HS
31 Missenden Roland Way SE17 2HS
12 Missenden Roland Way SE17 2HS
13 Missenden Roland Way SE17 2HS
14 Missenden Roland Way SE17 2HS
11 Missenden Roland Way SE17 2HS
9 Latimer Beaconsfield Road SE17 2EN
1 Missenden Roland Way SE17 2HS
10 Missenden Roland Way SE17 2HS
15 Missenden Roland Way SE17 2HS
2 Missenden Roland Way SE17 2HS
20 Missenden Roland Way SE17 2HS
21 Missenden Roland Way SE17 2HS
19 Missenden Roland Way SE17 2HS
16 Missenden Roland Way SE17 2HS
17 Missenden Roland Way SE17 2HS
18 Missenden Roland Way SE17 2HS
171 Missenden Inville Road SE17 2HX
172 Missenden Inville Road SE17 2HX
173 Missenden Inville Road SE17 2HX
170 Missenden Inville Road SE17 2HX
167 Missenden Inville Road SE17 2HX
168 Missenden Inville Road SE17 2HX
169 Missenden Inville Road SE17 2HX
174 Missenden Inville Road SE17 2HX
179 Missenden Inville Road SE17 2HX
180 Missenden Inville Road SE17 2HX
181 Missenden Inville Road SE17 2HX
178 Missenden Inville Road SE17 2HX
175 Missenden Inville Road SE17 2HX
176 Missenden Inville Road SE17 2HX
177 Missenden Inville Road SE17 2HX
90 Missenden Inville Road SE17 2HU
91 Missenden Inville Road SE17 2HU
92 Missenden Inville Road SE17 2HU
89 Missenden Inville Road SE17 2HU
86 Missenden Inville Road SE17 2HU
87 Missenden Inville Road SE17 2HU
88 Missenden Inville Road SE17 2HU
93 Missenden Inville Road SE17 2HU
98 Missenden Inville Road SE17 2HU
99 Missenden Inville Road SE17 2HU
166 Missenden Inville Road SE17 2HX
97 Missenden Inville Road SE17 2HU
94 Missenden Inville Road SE17 2HU
95 Missenden Inville Road SE17 2HU
114 Dawes Street London SE17 2EG
116 Dawes Street London SE17 2EG
12 Aylesbury Road London SE17 2EH
34 Aylesbury Road London SE17 2EH
36 Aylesbury Road London SE17 2EH
38 Aylesbury Road London SE17 2EH
32 Aylesbury Road London SE17 2EH
14 Aylesbury Road London SE17 2EH
16 Aylesbury Road London SE17 2EH
2 Aylesbury Road London SE17 2EH
72 Wooler Street London SE17 2EF
74 Wooler Street London SE17 2EF
76 Wooler Street London SE17 2EF
70 Wooler Street London SE17 2EF
64 Wooler Street London SE17 2EF
66 Wooler Street London SE17 2EF
68 Wooler Street London SE17 2EF
78 Wooler Street London SE17 2EF
106 Dawes Street London SE17 2EG
108 Dawes Street London SE17 2EG
110 Dawes Street London SE17 2EG
86 Wooler Street London SE17 2EF
80 Wooler Street London SE17 2EF
82 Wooler Street London SE17 2EF
84 Wooler Street London SE17 2EF
4 Aylesbury Road London SE17 2EH
8 Aylesbury Road London SE17 2EH
1 Villa Street London SE17 2EJ
3 Villa Street London SE17 2EJ
74 Aylesbury Road London SE17 2EH
68 Aylesbury Road London SE17 2EH
70 Aylesbury Road London SE17 2EH
72 Aylesbury Road London SE17 2EH
31 Villa Street London SE17 2EJ
41 Villa Street London SE17 2EJ
43 Villa Street London SE17 2EJ
45 Villa Street London SE17 2EJ
39 Villa Street London SE17 2EJ
33 Villa Street London SE17 2EJ
35 Villa Street London SE17 2EJ
37 Villa Street London SE17 2EJ
48 Aylesbury Road London SE17 2EH
50 Aylesbury Road London SE17 2EH
52 Aylesbury Road London SE17 2EH
46 Aylesbury Road London SE17 2EH
40 Aylesbury Road London SE17 2EH
42 Aylesbury Road London SE17 2EH
44 Aylesbury Road London SE17 2EH
54 Aylesbury Road London SE17 2EH
62 Aylesbury Road London SE17 2EH
64 Aylesbury Road London SE17 2EH
66 Aylesbury Road London SE17 2EH
60 Aylesbury Road London SE17 2EH
56 Aylesbury Road London SE17 2EH
58 Aylesbury Road London SE17 2EH
6 Aylesbury Road London SE17 2EH
45 Wooler Street London SE17 2ED
47 Wooler Street London SE17 2ED
49 Wooler Street London SE17 2ED
43 Wooler Street London SE17 2ED
37 Wooler Street London SE17 2ED
39 Wooler Street London SE17 2ED
41 Wooler Street London SE17 2ED
5 Wooler Street London SE17 2ED
59 Wooler Street London SE17 2ED
61 Wooler Street London SE17 2ED

164 Missenden Inville Road SE17 2HU
 161 Missenden Inville Road SE17 2HU
 162 Missenden Inville Road SE17 2HU
 163 Missenden Inville Road SE17 2HU
 78 Missenden Inville Road SE17 2HU
 83 Missenden Inville Road SE17 2HU
 84 Missenden Inville Road SE17 2HU
 85 Missenden Inville Road SE17 2HU
 82 Missenden Inville Road SE17 2HU
 79 Missenden Inville Road SE17 2HU
 80 Missenden Inville Road SE17 2HU
 81 Missenden Inville Road SE17 2HU
 150 Missenden Inville Road SE17 2HU
 151 Missenden Inville Road SE17 2HU
 152 Missenden Inville Road SE17 2HU
 149 Missenden Inville Road SE17 2HU
 146 Missenden Inville Road SE17 2HU
 147 Missenden Inville Road SE17 2HU
 148 Missenden Inville Road SE17 2HU
 153 Missenden Inville Road SE17 2HU
 158 Missenden Inville Road SE17 2HU
 159 Missenden Inville Road SE17 2HU
 160 Missenden Inville Road SE17 2HU
 157 Missenden Inville Road SE17 2HU
 154 Missenden Inville Road SE17 2HU
 155 Missenden Inville Road SE17 2HU
 156 Missenden Inville Road SE17 2HU
 203 Wendover Thurlow Street SE17 2UF
 37 Taplow Thurlow Street SE17 2UQ
 38 Taplow Thurlow Street SE17 2UQ
 39 Taplow Thurlow Street SE17 2UQ
 36 Taplow Thurlow Street SE17 2UQ
 33 Taplow Thurlow Street SE17 2UQ
 34 Taplow Thurlow Street SE17 2UQ
 35 Taplow Thurlow Street SE17 2UQ
 40 Taplow Thurlow Street SE17 2UQ
 45 Taplow Thurlow Street SE17 2UQ
 46 Taplow Thurlow Street SE17 2UQ
 47 Taplow Thurlow Street SE17 2UQ
 44 Taplow Thurlow Street SE17 2UQ
 41 Taplow Thurlow Street SE17 2UQ
 42 Taplow Thurlow Street SE17 2UQ
 43 Taplow Thurlow Street SE17 2UQ
 22 Taplow Thurlow Street SE17 2UQ
 23 Taplow Thurlow Street SE17 2UQ
 24 Taplow Thurlow Street SE17 2UQ
 21 Taplow Thurlow Street SE17 2UQ
 18 Taplow Thurlow Street SE17 2UQ
 19 Taplow Thurlow Street SE17 2UQ
 20 Taplow Thurlow Street SE17 2UQ
 25 Taplow Thurlow Street SE17 2UQ
 30 Taplow Thurlow Street SE17 2UQ
 31 Taplow Thurlow Street SE17 2UQ
 32 Taplow Thurlow Street SE17 2UQ
 29 Taplow Thurlow Street SE17 2UQ
 26 Taplow Thurlow Street SE17 2UQ
 27 Taplow Thurlow Street SE17 2UQ
 28 Taplow Thurlow Street SE17 2UQ
 48 Taplow Thurlow Street SE17 2UQ
 Flat 4 135 Trafalgar Street SE17 2TP
 Flat 5 135 Trafalgar Street SE17 2TP
 Flat 6 135 Trafalgar Street SE17 2TP
 Flat 3 135 Trafalgar Street SE17 2TP

1 Taplow Thurlow Street SE17 2UQ

137 Wolverton Alvey Street SE17 2AG
 116 Wolverton Alvey Street SE17 2AF
 117 Wolverton Alvey Street SE17 2AF
 118 Wolverton Alvey Street SE17 2AF
 115 Wolverton Alvey Street SE17 2AF
 112 Wolverton Alvey Street SE17 2AF
 113 Wolverton Alvey Street SE17 2AF
 114 Wolverton Alvey Street SE17 2AF
 119 Wolverton Alvey Street SE17 2AF
 124 Wolverton Alvey Street SE17 2AF
 125 Wolverton Alvey Street SE17 2AF
 126 Wolverton Alvey Street SE17 2AG
 123 Wolverton Alvey Street SE17 2AF
 120 Wolverton Alvey Street SE17 2AF
 121 Wolverton Alvey Street SE17 2AF
 122 Wolverton Alvey Street SE17 2AF
 142 Wolverton Alvey Street SE17 2AG
 162 Wolverton Alvey Street SE17 2AH
 163 Wolverton Alvey Street SE17 2AH
 164 Wolverton Alvey Street SE17 2AH
 161 Wolverton Alvey Street SE17 2AH
 158 Wolverton Alvey Street SE17 2AH
 159 Wolverton Alvey Street SE17 2AH
 160 Wolverton Alvey Street SE17 2AH
 165 Wolverton Alvey Street SE17 2AH
 170 Wolverton Alvey Street SE17 2AH
 171 Wolverton Alvey Street SE17 2AH
 172 Wolverton Alvey Street SE17 2AH
 169 Wolverton Alvey Street SE17 2AH
 166 Wolverton Alvey Street SE17 2AH
 167 Wolverton Alvey Street SE17 2AH
 168 Wolverton Alvey Street SE17 2AH
 147 Wolverton Alvey Street SE17 2AG
 148 Wolverton Alvey Street SE17 2AG
 149 Wolverton Alvey Street SE17 2AG
 146 Wolverton Alvey Street SE17 2AG
 143 Wolverton Alvey Street SE17 2AG
 144 Wolverton Alvey Street SE17 2AG
 145 Wolverton Alvey Street SE17 2AG
 150 Wolverton Alvey Street SE17 2AG
 155 Wolverton Alvey Street SE17 2AH
 156 Wolverton Alvey Street SE17 2AH
 157 Wolverton Alvey Street SE17 2AH
 154 Wolverton Alvey Street SE17 2AH
 151 Wolverton Alvey Street SE17 2AG
 152 Wolverton Alvey Street SE17 2AH
 153 Wolverton Alvey Street SE17 2AH
 70 Wolverton Sedan Way SE17 2AD
 71 Wolverton Sedan Way SE17 2AD
 72 Wolverton Sedan Way SE17 2AD
 69 Wolverton Sedan Way SE17 2AD
 66 Wolverton Sedan Way SE17 2AD
 67 Wolverton Sedan Way SE17 2AD
 68 Wolverton Sedan Way SE17 2AD
 73 Wolverton Sedan Way SE17 2AD
 78 Wolverton Sedan Way SE17 2AD
 79 Wolverton Sedan Way SE17 2AD
 80 Wolverton Sedan Way SE17 2AD
 77 Wolverton Sedan Way SE17 2AD
 74 Wolverton Sedan Way SE17 2AD
 75 Wolverton Sedan Way SE17 2AD
 76 Wolverton Sedan Way SE17 2AD
 Flat 95 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 96 Michael Faraday House Aylesbury Estate SE17 2TU

Flat 1 135 Trafalgar Street SE17 2TP
 Flat 2 135 Trafalgar Street SE17 2TP
 Flat 7 135 Trafalgar Street SE17 2TP
 Flat 2 Old Queen Anne House SE17 2EQ
 Flat 3 Old Queen Anne House SE17 2EQ
 Flat 4 Old Queen Anne House SE17 2EQ
 Flat 1 Old Queen Anne House SE17 2EQ
 Flat 8 135 Trafalgar Street SE17 2TP
 Flat 2 66 Surrey Square SE17 2JX
 Flat 3 66 Surrey Square SE17 2JX
 Flat 1 27-31 Alvey Street SE17 2LN
 Flat 2 27-31 Alvey Street SE17 2LN
 Flat 3 27-31 Alvey Street SE17 2LN
 Unit 1 Northchurch SE17 2AQ
 49 Taplow Thurlow Street SE17 2UQ
 50 Taplow Thurlow Street SE17 2UQ
 Unit 4 Taplow SE17 2UQ
 Flat 4 27-31 Alvey Street SE17 2LN
 4 Taplow Thurlow Street SE17 2UQ
 135 Merrow Street London SE17 2NX
 Unit 2 Northchurch SE17 2AQ
 1 Northchurch Dawes Street SE17 2AQ
 Flat 5 27-31 Alvey Street SE17 2LN
 Flat 6 27-31 Alvey Street SE17 2LN
 98 Dawes Street London SE17 2EB
 189 Taplow Thurlow Street SE17 2UL
 190 Taplow Thurlow Street SE17 2UL
 191 Taplow Thurlow Street SE17 2UL
 188 Taplow Thurlow Street SE17 2UL
 185 Taplow Thurlow Street SE17 2UL
 186 Taplow Thurlow Street SE17 2UL
 187 Taplow Thurlow Street SE17 2UL
 192 Taplow Thurlow Street SE17 2UL
 197 Taplow Thurlow Street SE17 2UL
 198 Taplow Thurlow Street SE17 2UL
 199 Taplow Thurlow Street SE17 2UL
 196 Taplow Thurlow Street SE17 2UL
 193 Taplow Thurlow Street SE17 2UL
 194 Taplow Thurlow Street SE17 2UL
 195 Taplow Thurlow Street SE17 2UL
 174 Taplow Thurlow Street SE17 2UL
 175 Taplow Thurlow Street SE17 2UL
 176 Taplow Thurlow Street SE17 2UL
 173 Taplow Thurlow Street SE17 2UL
 170 Taplow Thurlow Street SE17 2UL
 171 Taplow Thurlow Street SE17 2UL
 172 Taplow Thurlow Street SE17 2UL
 177 Taplow Thurlow Street SE17 2UL
 182 Taplow Thurlow Street SE17 2UL
 183 Taplow Thurlow Street SE17 2UL
 184 Taplow Thurlow Street SE17 2UL
 181 Taplow Thurlow Street SE17 2UL
 178 Taplow Thurlow Street SE17 2UL
 179 Taplow Thurlow Street SE17 2UL
 180 Taplow Thurlow Street SE17 2UL
 200 Taplow Thurlow Street SE17 2UL
 7 Taplow Thurlow Street SE17 2UQ
 8 Taplow Thurlow Street SE17 2UQ
 9 Taplow Thurlow Street SE17 2UQ
 Flat 97 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 94 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 91 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 92 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 93 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 98 Michael Faraday House Aylesbury Estate SE17 2TU
 63 Wolverton Sedan Way SE17 2AD
 64 Wolverton Sedan Way SE17 2AD
 65 Wolverton Sedan Way SE17 2AD
 62 Wolverton Sedan Way SE17 2AD
 Flat 99 Michael Faraday House Aylesbury Estate SE17 2TU
 60 Wolverton Sedan Way SE17 2AD
 61 Wolverton Sedan Way SE17 2AD
 81 Wolverton Sedan Way SE17 2AD
 96 Wolverton Alvey Street SE17 2AE
 97 Wolverton Alvey Street SE17 2AE
 98 Wolverton Alvey Street SE17 2AE
 95 Wolverton Alvey Street SE17 2AE
 92 Wolverton Alvey Street SE17 2AE
 93 Wolverton Alvey Street SE17 2AE
 94 Wolverton Alvey Street SE17 2AE
 99 Wolverton Alvey Street SE17 2AE
 109 Wolverton Alvey Street SE17 2AF
 110 Wolverton Alvey Street SE17 2AF
 111 Wolverton Alvey Street SE17 2AF
 108 Wolverton Alvey Street SE17 2AF
 105 Wolverton Alvey Street SE17 2AF
 106 Wolverton Alvey Street SE17 2AF
 107 Wolverton Alvey Street SE17 2AF
 101 Wolverton Alvey Street SE17 2AE
 102 Wolverton Alvey Street SE17 2AE
 103 Wolverton Alvey Street SE17 2AE
 100 Wolverton Alvey Street SE17 2AE
 82 Wolverton Sedan Way SE17 2AD
 83 Wolverton Sedan Way SE17 2AD
 84 Wolverton Sedan Way SE17 2AD
 104 Wolverton Alvey Street SE17 2AE
 89 Wolverton Alvey Street SE17 2AE
 90 Wolverton Alvey Street SE17 2AE
 91 Wolverton Alvey Street SE17 2AE
 88 Wolverton Alvey Street SE17 2AE
 85 Wolverton Alvey Street SE17 2AE
 86 Wolverton Alvey Street SE17 2AE
 87 Wolverton Alvey Street SE17 2AE
 180 Wolverton Alvey Street SE17 2AZ
 181 Wolverton Alvey Street SE17 2AZ
 182 Wolverton Alvey Street SE17 2AZ
 179 Wolverton Alvey Street SE17 2AZ
 176 Wolverton Alvey Street SE17 2AZ
 177 Wolverton Alvey Street SE17 2AZ
 178 Wolverton Alvey Street SE17 2AZ
 183 Wolverton Alvey Street SE17 2AZ
 188 Wolverton Alvey Street SE17 2AZ
 189 Wolverton Alvey Street SE17 2AZ
 190 Wolverton Alvey Street SE17 2AZ
 187 Wolverton Alvey Street SE17 2AZ
 184 Wolverton Alvey Street SE17 2AZ
 185 Wolverton Alvey Street SE17 2AZ
 186 Wolverton Alvey Street SE17 2AZ

6 Taplow Thurlow Street SE17 2UQ
 2 Taplow Thurlow Street SE17 2UQ
 3 Taplow Thurlow Street SE17 2UQ
 5 Taplow Thurlow Street SE17 2UQ
 10 Taplow Thurlow Street SE17 2UQ
 15 Taplow Thurlow Street SE17 2UQ
 16 Taplow Thurlow Street SE17 2UQ
 17 Taplow Thurlow Street SE17 2UQ
 14 Taplow Thurlow Street SE17 2UQ
 11 Taplow Thurlow Street SE17 2UQ
 12 Taplow Thurlow Street SE17 2UQ
 13 Taplow Thurlow Street SE17 2UQ
 205 Taplow Thurlow Street SE17 2UQ
 206 Taplow Thurlow Street SE17 2UL
 207 Taplow Thurlow Street SE17 2UL
 204 Taplow Thurlow Street SE17 2UL
 201 Taplow Thurlow Street SE17 2UL
 202 Taplow Thurlow Street SE17 2UL
 203 Taplow Thurlow Street SE17 2UL
 208 Taplow Thurlow Street SE17 2UL
 213 Taplow Thurlow Street SE17 2UL
 214 Taplow Thurlow Street SE17 2UL
 215 Taplow Thurlow Street SE17 2UL
 212 Taplow Thurlow Street SE17 2UL
 209 Taplow Thurlow Street SE17 2UL
 210 Taplow Thurlow Street SE17 2UL
 211 Taplow Thurlow Street SE17 2UL
 60a Surrey Square London SE17 2JX
 Unit 5 Ground Floor Taplow SE17 2UN
 The Chaplin Centre Taplow SE17 2UN
 1a Wendover Thurlow Street SE17 2UN
 Cadcam Centre Wendover SE17 2UE
 Playroom Taplow SE17 2UN
 5-6 Taplow Thurlow Street SE17 2UN
 Aylesbury Health Centre Taplow SE17 2UN
 Day Centre Taplow SE17 2UN
 Flat 19 Tenterden House Kinglake Estate SE17 2LL
 Flat 2 Tenterden House Kinglake Estate SE17 2LL
 Flat 20 Tenterden House Kinglake Estate SE17 2LL
 Flat 18 Tenterden House Kinglake Estate SE17 2LL
 Flat 15 Tenterden House Kinglake Estate SE17 2LL
 Flat 16 Tenterden House Kinglake Estate SE17 2LL
 Flat 17 Tenterden House Kinglake Estate SE17 2LL
 Flat 3 Tenterden House Kinglake Estate SE17 2LL
 Flat 8 Tenterden House Kinglake Estate SE17 2LL
 Flat 9 Tenterden House Kinglake Estate SE17 2LL
 Flat 7 Tenterden House Kinglake Estate SE17 2LL
 Flat 4 Tenterden House Kinglake Estate SE17 2LL
 Flat 5 Tenterden House Kinglake Estate SE17 2LL
 Flat 6 Tenterden House Kinglake Estate SE17 2LL
 69a Wooler Street London SE17 2ED
 Flat 12 Tenterden House Kinglake Estate SE17 2LL
 Flat 13 Tenterden House Kinglake Estate SE17 2LL
 Flat 14 Tenterden House Kinglake Estate SE17 2LL
 Flat 11 Tenterden House Kinglake Estate SE17 2LL
 Flat 1 Tenterden House Kinglake Estate SE17 2LL
 Flat 10 Tenterden House Kinglake Estate SE17 2LL
 31 Burton Grove London SE17 2NT
 32 Burton Grove London SE17 2NT
 35 Burton Grove London SE17 2NT
 30 Burton Grove London SE17 2NT
 28 Burton Grove London SE17 2NT
 29 Burton Grove London SE17 2NT
 3 Burton Grove London SE17 2NT
 36 Burton Grove London SE17 2NT
 42 Burton Grove London SE17 2NT
 69 Northchurch Dawes Street SE17 2AQ
 7 Northchurch Dawes Street SE17 2AQ
 70 Northchurch Dawes Street SE17 2AQ
 68 Northchurch Dawes Street SE17 2AQ
 65 Northchurch Dawes Street SE17 2AQ
 66 Northchurch Dawes Street SE17 2AQ
 67 Northchurch Dawes Street SE17 2AQ
 71 Northchurch Dawes Street SE17 2AQ
 76 Northchurch Dawes Street SE17 2AQ
 8 Northchurch Dawes Street SE17 2AQ
 9 Northchurch Dawes Street SE17 2AQ
 75 Northchurch Dawes Street SE17 2AQ
 72 Northchurch Dawes Street SE17 2AQ
 73 Northchurch Dawes Street SE17 2AQ
 74 Northchurch Dawes Street SE17 2AQ
 191 Wolverton Alvey Street SE17 2AZ
 26 Latimer Beaconsfield Road SE17 2EN
 27 Latimer Beaconsfield Road SE17 2EN
 28 Latimer Beaconsfield Road SE17 2EN
 25 Latimer Beaconsfield Road SE17 2EN
 22 Latimer Beaconsfield Road SE17 2EN
 23 Latimer Beaconsfield Road SE17 2EN
 24 Latimer Beaconsfield Road SE17 2EN
 29 Latimer Beaconsfield Road SE17 2EN
 33 Latimer Beaconsfield Road SE17 2EN
 34 Latimer Beaconsfield Road SE17 2EN
 35 Latimer Beaconsfield Road SE17 2EN
 32 Latimer Beaconsfield Road SE17 2EN
 3 Latimer Beaconsfield Road SE17 2EN
 30 Latimer Beaconsfield Road SE17 2EN
 31 Latimer Beaconsfield Road SE17 2EN
 12 Latimer Beaconsfield Road SE17 2EN
 13 Latimer Beaconsfield Road SE17 2EN
 14 Latimer Beaconsfield Road SE17 2EN
 11 Latimer Beaconsfield Road SE17 2EN
 192 Wolverton Alvey Street SE17 2AZ
 1 Latimer Beaconsfield Road SE17 2EN
 10 Latimer Beaconsfield Road SE17 2EN
 15 Latimer Beaconsfield Road SE17 2EN
 2 Latimer Beaconsfield Road SE17 2EN
 20 Latimer Beaconsfield Road SE17 2EN
 21 Latimer Beaconsfield Road SE17 2EN
 19 Latimer Beaconsfield Road SE17 2EN
 16 Latimer Beaconsfield Road SE17 2EN
 17 Latimer Beaconsfield Road SE17 2EN
 18 Latimer Beaconsfield Road SE17 2EN
 25 Northchurch Dawes Street SE17 2AQ
 26 Northchurch Dawes Street SE17 2AQ
 27 Northchurch Dawes Street SE17 2AQ
 24 Northchurch Dawes Street SE17 2AQ
 21 Northchurch Dawes Street SE17 2AQ
 22 Northchurch Dawes Street SE17 2AQ
 23 Northchurch Dawes Street SE17 2AQ
 28 Northchurch Dawes Street SE17 2AQ
 32 Northchurch Dawes Street SE17 2AQ
 33 Northchurch Dawes Street SE17 2AQ
 34 Northchurch Dawes Street SE17 2AQ
 31 Northchurch Dawes Street SE17 2AQ
 29 Northchurch Dawes Street SE17 2AQ
 3 Northchurch Dawes Street SE17 2AQ
 30 Northchurch Dawes Street SE17 2AQ
 11 Northchurch Dawes Street SE17 2AQ
 12 Northchurch Dawes Street SE17 2AQ
 13 Northchurch Dawes Street SE17 2AQ
 10 Northchurch Dawes Street SE17 2AQ
 173 Wolverton Alvey Street SE17 2AH

44 Burton Grove London SE17 2NT
 48 Burton Grove London SE17 2NT
 40 Burton Grove London SE17 2NT
 37 Burton Grove London SE17 2NT
 38 Burton Grove London SE17 2NT
 4 Burton Grove London SE17 2NT
 15 Burton Grove London SE17 2NT
 16 Burton Grove London SE17 2NT
 17 Burton Grove London SE17 2NT
 14 Burton Grove London SE17 2NT
 Unit 6 Taplow SE17 2XE
 10 Burton Grove London SE17 2NT
 11 Burton Grove London SE17 2NT
 18 Burton Grove London SE17 2NT
 23 Burton Grove London SE17 2NT
 26 Burton Grove London SE17 2NT
 27 Burton Grove London SE17 2NT
 22 Burton Grove London SE17 2NT
 19 Burton Grove London SE17 2NT
 20 Burton Grove London SE17 2NT
 21 Burton Grove London SE17 2NT
 5 Burton Grove London SE17 2NT
 9 Burton Grove London SE17 2NT
 66 Surrey Square London SE17 2JX
 150 Portland Street London SE17 2NS
 8 Burton Grove London SE17 2NT
 50 Burton Grove London SE17 2NT
 6 Burton Grove London SE17 2NT
 7 Burton Grove London SE17 2NT
 Club Room Michael Faraday House Aylesbury Estate SE17 2TR
 Barrow Store 2 Northchurch SE17 2AQ
 Flat C 130 Dawes Street SE17 2EG
 69b Wooler Street London SE17 2EB
 Flat A 130 Dawes Street SE17 2EG
 Flat B 130 Dawes Street SE17 2EG
 58 Wendover Thurlow Street SE17 2UG
 59 Wendover Thurlow Street SE17 2UG
 60 Wendover Thurlow Street SE17 2UG
 57 Wendover Thurlow Street SE17 2UG
 240 Wendover Thurlow Street SE17 2UG
 55 Wendover Thurlow Street SE17 2UG
 56 Wendover Thurlow Street SE17 2UG
 61 Wendover Thurlow Street SE17 2UG
 66 Wendover Thurlow Street SE17 2UG
 67 Wendover Thurlow Street SE17 2UG
 68 Wendover Thurlow Street SE17 2UG
 65 Wendover Thurlow Street SE17 2UG
 62 Wendover Thurlow Street SE17 2UG
 63 Wendover Thurlow Street SE17 2UG
 64 Wendover Thurlow Street SE17 2UG
 229 Wendover Thurlow Street SE17 2UG
 230 Wendover Thurlow Street SE17 2UG
 231 Wendover Thurlow Street SE17 2UG
 228 Wendover Thurlow Street SE17 2UG
 225 Wendover Thurlow Street SE17 2UG
 226 Wendover Thurlow Street SE17 2UG
 227 Wendover Thurlow Street SE17 2UG
 232 Wendover Thurlow Street SE17 2UG
 237 Wendover Thurlow Street SE17 2UG
 238 Wendover Thurlow Street SE17 2UG
 239 Wendover Thurlow Street SE17 2UG
 236 Wendover Thurlow Street SE17 2UG
 233 Wendover Thurlow Street SE17 2UG
 234 Wendover Thurlow Street SE17 2UG
 235 Wendover Thurlow Street SE17 2UG
 69 Wendover Thurlow Street SE17 2UG

174 Wolverton Alvey Street SE17 2AH
 175 Wolverton Alvey Street SE17 2AH
 14 Northchurch Dawes Street SE17 2AQ
 19 Northchurch Dawes Street SE17 2AQ
 2 Northchurch Dawes Street SE17 2AQ
 20 Northchurch Dawes Street SE17 2AQ
 18 Northchurch Dawes Street SE17 2AQ
 15 Northchurch Dawes Street SE17 2AQ
 16 Northchurch Dawes Street SE17 2AQ
 17 Northchurch Dawes Street SE17 2AQ
 35 Northchurch Dawes Street SE17 2AQ
 55 Northchurch Dawes Street SE17 2AQ
 56 Northchurch Dawes Street SE17 2AQ
 57 Northchurch Dawes Street SE17 2AQ
 54 Northchurch Dawes Street SE17 2AQ
 51 Northchurch Dawes Street SE17 2AQ
 52 Northchurch Dawes Street SE17 2AQ
 53 Northchurch Dawes Street SE17 2AQ
 58 Northchurch Dawes Street SE17 2AQ
 62 Northchurch Dawes Street SE17 2AQ
 63 Northchurch Dawes Street SE17 2AQ
 64 Northchurch Dawes Street SE17 2AQ
 61 Northchurch Dawes Street SE17 2AQ
 59 Northchurch Dawes Street SE17 2AQ
 6 Northchurch Dawes Street SE17 2AQ
 60 Northchurch Dawes Street SE17 2AQ
 4 Northchurch Dawes Street SE17 2AQ
 40 Northchurch Dawes Street SE17 2AQ
 41 Northchurch Dawes Street SE17 2AQ
 39 Northchurch Dawes Street SE17 2AQ
 36 Northchurch Dawes Street SE17 2AQ
 37 Northchurch Dawes Street SE17 2AQ
 38 Northchurch Dawes Street SE17 2AQ
 43 Northchurch Dawes Street SE17 2AQ
 49 Northchurch Dawes Street SE17 2AQ
 5 Northchurch Dawes Street SE17 2AQ
 50 Northchurch Dawes Street SE17 2AQ
 48 Northchurch Dawes Street SE17 2AQ
 44 Northchurch Dawes Street SE17 2AQ
 46 Northchurch Dawes Street SE17 2AQ
 47 Northchurch Dawes Street SE17 2AQ
 Flat 31 Soane House Inville Estate SE17 2JF
 Flat 32 Soane House Inville Estate SE17 2JF
 Flat 33 Soane House Inville Estate SE17 2JF
 Flat 30 Soane House Inville Estate SE17 2JF
 Flat 28 Soane House Inville Estate SE17 2JF
 Flat 29 Soane House Inville Estate SE17 2JF
 Flat 3 Soane House Inville Estate SE17 2JF
 Flat 34 Soane House Inville Estate SE17 2JF
 Flat 7 Soane House Inville Estate SE17 2JF
 Flat 8 Soane House Inville Estate SE17 2JF
 Flat 9 Soane House Inville Estate SE17 2JF
 Flat 6 Soane House Inville Estate SE17 2JF
 Flat 35 Soane House Inville Estate SE17 2JF
 Flat 4 Soane House Inville Estate SE17 2JF
 Flat 5 Soane House Inville Estate SE17 2JF
 Flat 18 Soane House Inville Estate SE17 2JF
 Flat 19 Soane House Inville Estate SE17 2JF
 Flat 2 Soane House Inville Estate SE17 2JF
 Flat 17 Soane House Inville Estate SE17 2JF
 Flat 14 Soane House Inville Estate SE17 2JF
 Flat 15 Soane House Inville Estate SE17 2JF
 Flat 16 Soane House Inville Estate SE17 2JF
 Flat 20 Soane House Inville Estate SE17 2JF
 Flat 25 Soane House Inville Estate SE17 2JF
 Flat 26 Soane House Inville Estate SE17 2JF

Flat D 6 Villa Street SE17 2EJ
 2a Villa Street London SE17 2EJ
 2b Villa Street London SE17 2EJ
 Flat D 10 Villa Street SE17 2EJ
 Flat C 4 Villa Street SE17 2EJ
 Flat C 6 Villa Street SE17 2EJ
 Flat C 8 Villa Street SE17 2EJ
 2c Villa Street London SE17 2EJ
 41a Northchurch Dawes Street SE17 2AQ
 42a Northchurch Dawes Street SE17 2AQ
 42b Northchurch Dawes Street SE17 2AQ
 Flat 8a Brockley House SE17 2LW
 131 Beaconsfield Road London SE17 2BX
 Taplow Housing Office The Chaplin Centre Taplow SE17 2UL
 Amersham Community Centre Inville Road SE17 2HY
 101 Taplow Thurlow Street SE17 2UJ
 151 Taplow Thurlow Street SE17 2UL
 Flat A 10 Villa Street SE17 2EJ
 51 Taplow Thurlow Street SE17 2UH
 70 Wendover Thurlow Street SE17 2UG
 71 Wendover Thurlow Street SE17 2UG
 72 Wendover Thurlow Street SE17 2UG
 Flat A 4 Villa Street SE17 2EJ
 Flat B 6 Villa Street SE17 2EJ
 Flat B 8 Villa Street SE17 2EJ
 Flat C 10 Villa Street SE17 2EJ
 Flat B 4 Villa Street SE17 2EJ
 Flat A 6 Villa Street SE17 2EJ
 Flat A 8 Villa Street SE17 2EJ
 Flat B 10 Villa Street SE17 2EJ
 41 Wendover Thurlow Street SE17 2UF
 42 Wendover Thurlow Street SE17 2UF
 43 Wendover Thurlow Street SE17 2UF
 40 Wendover Thurlow Street SE17 2UF
 37 Wendover Thurlow Street SE17 2UF
 38 Wendover Thurlow Street SE17 2UF
 39 Wendover Thurlow Street SE17 2UF
 44 Wendover Thurlow Street SE17 2UF
 49 Wendover Thurlow Street SE17 2UF
 50 Wendover Thurlow Street SE17 2UF
 51 Wendover Thurlow Street SE17 2UF
 48 Wendover Thurlow Street SE17 2UF
 45 Wendover Thurlow Street SE17 2UF
 46 Wendover Thurlow Street SE17 2UF
 47 Wendover Thurlow Street SE17 2UF
 208 Wendover Thurlow Street SE17 2UF
 209 Wendover Thurlow Street SE17 2UF
 210 Wendover Thurlow Street SE17 2UF
 207 Wendover Thurlow Street SE17 2UF
 204 Wendover Thurlow Street SE17 2UF
 205 Wendover Thurlow Street SE17 2UF
 206 Wendover Thurlow Street SE17 2UF
 211 Wendover Thurlow Street SE17 2UF
 216 Wendover Thurlow Street SE17 2UF
 217 Wendover Thurlow Street SE17 2UF
 218 Wendover Thurlow Street SE17 2UF
 215 Wendover Thurlow Street SE17 2UF
 212 Wendover Thurlow Street SE17 2UF
 213 Wendover Thurlow Street SE17 2UF
 214 Wendover Thurlow Street SE17 2UF
 52 Wendover Thurlow Street SE17 2UF
 152 Wendover Thurlow Street SE17 2UG
 153 Wendover Thurlow Street SE17 2UG
 154 Wendover Thurlow Street SE17 2UG
 151 Wendover Thurlow Street SE17 2UG
 148 Wendover Thurlow Street SE17 2UG
 Flat 27 Soane House Inville Estate SE17 2JF
 Flat 24 Soane House Inville Estate SE17 2JF
 Flat 21 Soane House Inville Estate SE17 2JF
 Flat 22 Soane House Inville Estate SE17 2JF
 Flat 23 Soane House Inville Estate SE17 2JF
 Flat 1 Brockley House SE17 2LW
 152a Portland Street London SE17 2NS
 152b Portland Street London SE17 2NS
 154a Portland Street London SE17 2NS
 146b Portland Street London SE17 2NS
 144a Portland Street London SE17 2NS
 144b Portland Street London SE17 2NS
 146a Portland Street London SE17 2NS
 154b Portland Street London SE17 2NS
 166c Portland Street London SE17 2NS
 166d Portland Street London SE17 2NS
 168a Portland Street London SE17 2NS
 166b Portland Street London SE17 2NS
 156a Portland Street London SE17 2NS
 156b Portland Street London SE17 2NS
 166a Portland Street London SE17 2NS
 Flat 14 Brockley House SE17 2LW
 Flat 2 Brockley House SE17 2LW
 Flat 3 Brockley House SE17 2LW
 Flat 13 Brockley House SE17 2LW
 Flat 10 Brockley House SE17 2LW
 Flat 11 Brockley House SE17 2LW
 Flat 12 Brockley House SE17 2LW
 Flat 4 Brockley House SE17 2LW
 Flat 9 Brockley House SE17 2LW
 142a Portland Street London SE17 2NS
 142b Portland Street London SE17 2NS
 Flat 8 Brockley House SE17 2LW
 Flat 5 Brockley House SE17 2LW
 Flat 6 Brockley House SE17 2LW
 Flat 7 Brockley House SE17 2LW
 70a Wooler Street London SE17 2EF
 72a Wooler Street London SE17 2EF
 74a Wooler Street London SE17 2EF
 68a Wooler Street London SE17 2EF
 62a Wooler Street London SE17 2EF
 64a Wooler Street London SE17 2EF
 66a Wooler Street London SE17 2EF
 76a Wooler Street London SE17 2EF
 120b Dawes Street London SE17 2EG
 Flat 1 Chadwell House Inville Estate SE17 2HZ
 Flat 2 Chadwell House Inville Estate SE17 2HZ
 120a Dawes Street London SE17 2EG
 78a Wooler Street London SE17 2EF
 118a Dawes Street London SE17 2EG
 118b Dawes Street London SE17 2EG
 1a Wooler Street London SE17 2ED
 11a Wooler Street London SE17 2ED
 3a Wooler Street London SE17 2ED
 94b Dawes Street London SE17 2EB
 92a Dawes Street London SE17 2EB
 92b Dawes Street London SE17 2EB
 94a Dawes Street London SE17 2EB
 37a Wooler Street London SE17 2ED
 56a Wooler Street London SE17 2EF
 58a Wooler Street London SE17 2EF
 60a Wooler Street London SE17 2EF
 9a Wooler Street London SE17 2ED
 39a Wooler Street London SE17 2ED
 5a Wooler Street London SE17 2ED
 7a Wooler Street London SE17 2ED

149 Wendover Thurlow Street SE17 2UG
 150 Wendover Thurlow Street SE17 2UG
 155 Wendover Thurlow Street SE17 2UG
 222 Wendover Thurlow Street SE17 2UG
 223 Wendover Thurlow Street SE17 2UG
 224 Wendover Thurlow Street SE17 2UG
 221 Wendover Thurlow Street SE17 2UG
 156 Wendover Thurlow Street SE17 2UG
 219 Wendover Thurlow Street SE17 2UG
 220 Wendover Thurlow Street SE17 2UG
 137 Wendover Thurlow Street SE17 2UG
 138 Wendover Thurlow Street SE17 2UG
 139 Wendover Thurlow Street SE17 2UG
 136 Wendover Thurlow Street SE17 2UG
 53 Wendover Thurlow Street SE17 2UF
 54 Wendover Thurlow Street SE17 2UF
 135 Wendover Thurlow Street SE17 2UG
 140 Wendover Thurlow Street SE17 2UG

 145 Wendover Thurlow Street SE17 2UG

 146 Wendover Thurlow Street SE17 2UG
 147 Wendover Thurlow Street SE17 2UG
 144 Wendover Thurlow Street SE17 2UG
 141 Wendover Thurlow Street SE17 2UG
 142 Wendover Thurlow Street SE17 2UG

 143 Wendover Thurlow Street SE17 2UG

 127 Taplow Thurlow Street SE17 2UJ
 128 Taplow Thurlow Street SE17 2UJ
 129 Taplow Thurlow Street SE17 2UJ

 126 Taplow Thurlow Street SE17 2UJ

 123 Taplow Thurlow Street SE17 2UJ

 124 Taplow Thurlow Street SE17 2UJ

 125 Taplow Thurlow Street SE17 2UJ

 130 Taplow Thurlow Street SE17 2UJ

 135 Taplow Thurlow Street SE17 2UJ

 136 Taplow Thurlow Street SE17 2UJ

 137 Taplow Thurlow Street SE17 2UJ

 134 Taplow Thurlow Street SE17 2UJ

 131 Taplow Thurlow Street SE17 2UJ

 132 Taplow Thurlow Street SE17 2UJ

 133 Taplow Thurlow Street SE17 2UJ

 112 Taplow Thurlow Street SE17 2UJ

 113 Taplow Thurlow Street SE17 2UJ

 114 Taplow Thurlow Street SE17 2UJ

 111 Taplow Thurlow Street SE17 2UJ

 108 Taplow Thurlow Street SE17 2UJ

 Flat 3 Chadwell House Inville Estate SE17 2HZ
 Flat 4 Lees House Inville Estate SE17 2JE
 Flat 5 Lees House Inville Estate SE17 2JE
 Flat 6 Lees House Inville Estate SE17 2JE
 Flat 3 Lees House Inville Estate SE17 2JE
 Flat 11 Lees House Inville Estate SE17 2JE
 Flat 12 Lees House Inville Estate SE17 2JE
 Flat 2 Lees House Inville Estate SE17 2JE
 Flat 7 Lees House Inville Estate SE17 2JE
 Flat 11 Soane House Inville Estate SE17 2JF
 Flat 12 Soane House Inville Estate SE17 2JF
 Flat 13 Soane House Inville Estate SE17 2JF
 Flat 10 Soane House Inville Estate SE17 2JF
 Flat 8 Lees House Inville Estate SE17 2JE
 Flat 9 Lees House Inville Estate SE17 2JE
 Flat 1 Soane House Inville Estate SE17 2JF
 Flat 8 Chadwell House Inville Estate SE17 2HZ
 1 Darvell House Inville Estate Inville Road SE17 2JD
 2 Darvell House Inville Estate Inville Road SE17 2JD
 Flat 7 Chadwell House Inville Estate SE17 2HZ
 Flat 4 Chadwell House Inville Estate SE17 2HZ
 Flat 5 Chadwell House Inville Estate SE17 2HZ
 Flat 6 Chadwell House Inville Estate SE17 2HZ
 3 Darvell House Inville Estate Inville Road SE17 2JD
 8 Darvell House Inville Estate Inville Road SE17 2JD
 Flat 1 Lees House Inville Estate SE17 2JE
 Flat 10 Lees House Inville Estate SE17 2JE
 7 Darvell House Inville Estate Inville Road SE17 2JD
 4 Darvell House Inville Estate Inville Road SE17 2JD
 5 Darvell House Inville Estate Inville Road SE17 2JD
 6 Darvell House Inville Estate Inville Road SE17 2JD
 Flat 55 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 56 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 57 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 54 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 51 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 52 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 53 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 58 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 63 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 64 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 65 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 62 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 59 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 60 Michael Faraday House Aylesbury

109 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TT Flat 61 Michael Faraday House Aylesbury
110 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TT Flat 40 Michael Faraday House Aylesbury
115 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TS Flat 41 Michael Faraday House Aylesbury
120 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TS Flat 42 Michael Faraday House Aylesbury
121 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TS Flat 39 Michael Faraday House Aylesbury
122 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TS Flat 9 Michael Faraday House Aylesbury
119 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TR Flat 37 Michael Faraday House Aylesbury
116 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TS Flat 38 Michael Faraday House Aylesbury
117 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TS Flat 43 Michael Faraday House Aylesbury
118 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TS Flat 48 Michael Faraday House Aylesbury
138 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TS Flat 49 Michael Faraday House Aylesbury
159 Taplow Thurlow Street SE17 2UL	Estate SE17 2TS Flat 50 Michael Faraday House Aylesbury
160 Taplow Thurlow Street SE17 2UL	Estate SE17 2TS Flat 47 Michael Faraday House Aylesbury
161 Taplow Thurlow Street SE17 2UL	Estate SE17 2TS Flat 44 Michael Faraday House Aylesbury
158 Taplow Thurlow Street SE17 2UL	Estate SE17 2TS Flat 45 Michael Faraday House Aylesbury
155 Taplow Thurlow Street SE17 2UL	Estate SE17 2TS Flat 46 Michael Faraday House Aylesbury
156 Taplow Thurlow Street SE17 2UL	Estate SE17 2TS Flat 66 Michael Faraday House Aylesbury
157 Taplow Thurlow Street SE17 2UL	Estate SE17 2TT Flat 80 Michael Faraday House Aylesbury
162 Taplow Thurlow Street SE17 2UL	Estate SE17 2TU Flat 81 Michael Faraday House Aylesbury
167 Taplow Thurlow Street SE17 2UL	Estate SE17 2TU Flat 82 Michael Faraday House Aylesbury
168 Taplow Thurlow Street SE17 2UL	Estate SE17 2TU Flat 79 Michael Faraday House Aylesbury
169 Taplow Thurlow Street SE17 2UL	Estate SE17 2TU Flat 105 Michael Faraday House Aylesbury
166 Taplow Thurlow Street SE17 2UL	Estate SE17 2TU Flat 77 Michael Faraday House Aylesbury
163 Taplow Thurlow Street SE17 2UL	Estate SE17 2TU Flat 78 Michael Faraday House Aylesbury
164 Taplow Thurlow Street SE17 2UL	Estate SE17 2TU Flat 83 Michael Faraday House Aylesbury
165 Taplow Thurlow Street SE17 2UL	Estate SE17 2TU Flat 88 Michael Faraday House Aylesbury
143 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TU Flat 89 Michael Faraday House Aylesbury
144 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TU Flat 90 Michael Faraday House Aylesbury
145 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TU Flat 87 Michael Faraday House Aylesbury
142 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TU Flat 84 Michael Faraday House Aylesbury
139 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TU Flat 85 Michael Faraday House Aylesbury
140 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TU Flat 86 Michael Faraday House Aylesbury
141 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TU Flat 71 Michael Faraday House Aylesbury

146 Taplow Thurlow Street SE17 2UJ	Estate SE17 2TT
152 Taplow Thurlow Street SE17 2UL	Flat 72 Michael Faraday House Aylesbury Estate SE17 2TT
153 Taplow Thurlow Street SE17 2UL	Flat 73 Michael Faraday House Aylesbury Estate SE17 2TT
154 Taplow Thurlow Street SE17 2UL	Flat 70 Michael Faraday House Aylesbury Estate SE17 2TT
150 Taplow Thurlow Street SE17 2UJ	Flat 67 Michael Faraday House Aylesbury Estate SE17 2TT
147 Taplow Thurlow Street SE17 2UJ	Flat 68 Michael Faraday House Aylesbury Estate SE17 2TT
148 Taplow Thurlow Street SE17 2UJ	Flat 69 Michael Faraday House Aylesbury Estate SE17 2TT
149 Taplow Thurlow Street SE17 2UJ	Flat 74 Michael Faraday House Aylesbury Estate SE17 2TT
65 Taplow Thurlow Street SE17 2UH	Flat 102 Michael Faraday House Aylesbury Estate SE17 2TU
66 Taplow Thurlow Street SE17 2UH	Flat 103 Michael Faraday House Aylesbury Estate SE17 2TU
67 Taplow Thurlow Street SE17 2UH	Flat 104 Michael Faraday House Aylesbury Estate SE17 2TU
64 Taplow Thurlow Street SE17 2UH	Flat 101 Michael Faraday House Aylesbury Estate SE17 2TU
61 Taplow Thurlow Street SE17 2UH	Flat 75 Michael Faraday House Aylesbury Estate SE17 2TT
62 Taplow Thurlow Street SE17 2UH	Flat 76 Michael Faraday House Aylesbury Estate SE17 2TT
63 Taplow Thurlow Street SE17 2UH	Flat 100 Michael Faraday House Aylesbury Estate SE17 2TU
68 Taplow Thurlow Street SE17 2UH	148b Trafalgar Street London SE17 2TP
73 Taplow Thurlow Street SE17 2UH	150a Trafalgar Street London SE17 2TP
74 Taplow Thurlow Street SE17 2UH	150b Trafalgar Street London SE17 2TP
75 Taplow Thurlow Street SE17 2UH	148a Trafalgar Street London SE17 2TP
72 Taplow Thurlow Street SE17 2UH	144a Trafalgar Street London SE17 2TP
69 Taplow Thurlow Street SE17 2UH	146a Trafalgar Street London SE17 2TP
70 Taplow Thurlow Street SE17 2UH	146b Trafalgar Street London SE17 2TP
71 Taplow Thurlow Street SE17 2UH	166a Trafalgar Street London SE17 2TP
46a Northchurch Dawes Street SE17 2AQ	Flat 10 Michael Faraday House Aylesbury Estate SE17 2TR
137 Trafalgar Street London SE17 2TP	Flat 11 Michael Faraday House Aylesbury Estate SE17 2TR
52 Taplow Thurlow Street SE17 2UH	Flat 12 Michael Faraday House Aylesbury Estate SE17 2TR
44a Northchurch Dawes Street SE17 2AQ	Flat 1 Michael Faraday House Aylesbury Estate SE17 2TR
42c Northchurch Dawes Street SE17 2AQ	166b Trafalgar Street London SE17 2TP
42d Northchurch Dawes Street SE17 2AQ	190a Trafalgar Street London SE17 2TP
43a Northchurch Dawes Street SE17 2AQ	190b Trafalgar Street London SE17 2TP
53 Taplow Thurlow Street SE17 2UH	168f Portland Street London SE17 2NS
58 Taplow Thurlow Street SE17 2UH	Flat A 218 East Street SE17 2SL
59 Taplow Thurlow Street SE17 2UH	Flat B 218 East Street SE17 2SL
60 Taplow Thurlow Street SE17 2UH	168e Portland Street London SE17 2NS
57 Taplow Thurlow Street SE17 2UH	168b Portland Street London SE17 2NS
54 Taplow Thurlow Street SE17 2UH	168c Portland Street London SE17 2NS
55 Taplow Thurlow Street SE17 2UH	168d Portland Street London SE17 2NS
56 Taplow Thurlow Street SE17 2UH	Flat C 218 East Street SE17 2SL
76 Taplow Thurlow Street SE17 2UH	130b Trafalgar Street London SE17 2TP
96 Taplow Thurlow Street SE17 2UH	138a Trafalgar Street London SE17 2TP
97 Taplow Thurlow Street SE17 2UH	138b Trafalgar Street London SE17 2TP
98 Taplow Thurlow Street SE17 2UH	130a Trafalgar Street London SE17 2TP
95 Taplow Thurlow Street SE17 2UH	Flat D 218 East Street SE17 2SL
92 Taplow Thurlow Street SE17 2UH	Flat E 218 East Street SE17 2SL
93 Taplow Thurlow Street SE17 2UH	Flat F 218 East Street SE17 2SL
94 Taplow Thurlow Street SE17 2UH	Flat 13 Michael Faraday House Aylesbury Estate SE17 2TR
	Flat 31 Michael Faraday House Aylesbury

99 Taplow Thurlow Street SE17 2UH	Estate SE17 2TR
105 Taplow Thurlow Street SE17 2UJ	Flat 32 Michael Faraday House Aylesbury Estate SE17 2TR
106 Taplow Thurlow Street SE17 2UJ	Flat 33 Michael Faraday House Aylesbury Estate SE17 2TR
107 Taplow Thurlow Street SE17 2UJ	Flat 30 Michael Faraday House Aylesbury Estate SE17 2TR
104 Taplow Thurlow Street SE17 2UJ	Flat 28 Michael Faraday House Aylesbury Estate SE17 2TR
100 Taplow Thurlow Street SE17 2UH	Flat 29 Michael Faraday House Aylesbury Estate SE17 2TR
102 Taplow Thurlow Street SE17 2UJ	Flat 3 Michael Faraday House Aylesbury Estate SE17 2TR
103 Taplow Thurlow Street SE17 2UJ	Flat 34 Michael Faraday House Aylesbury Estate SE17 2TR
81 Taplow Thurlow Street SE17 2UH	Flat 6 Michael Faraday House Aylesbury Estate SE17 2TR
82 Taplow Thurlow Street SE17 2UH	Flat 7 Michael Faraday House Aylesbury Estate SE17 2TR
83 Taplow Thurlow Street SE17 2UH	Flat 8 Michael Faraday House Aylesbury Estate SE17 2TR
80 Taplow Thurlow Street SE17 2UH	Flat 5 Michael Faraday House Aylesbury Estate SE17 2TR
77 Taplow Thurlow Street SE17 2UH	Flat 35 Michael Faraday House Aylesbury Estate SE17 2TR
78 Taplow Thurlow Street SE17 2UH	Flat 36 Michael Faraday House Aylesbury Estate SE17 2TR
79 Taplow Thurlow Street SE17 2UH	Flat 4 Michael Faraday House Aylesbury Estate SE17 2TR
84 Taplow Thurlow Street SE17 2UH	Flat 18 Michael Faraday House Aylesbury Estate SE17 2TR
89 Taplow Thurlow Street SE17 2UH	Flat 19 Michael Faraday House Aylesbury Estate SE17 2TR
90 Taplow Thurlow Street SE17 2UH	Flat 2 Michael Faraday House Aylesbury Estate SE17 2TR
91 Taplow Thurlow Street SE17 2UH	Flat 17 Michael Faraday House Aylesbury Estate SE17 2TR
88 Taplow Thurlow Street SE17 2UH	Flat 14 Michael Faraday House Aylesbury Estate SE17 2TR
85 Taplow Thurlow Street SE17 2UH	Flat 15 Michael Faraday House Aylesbury Estate SE17 2TR
86 Taplow Thurlow Street SE17 2UH	Flat 16 Michael Faraday House Aylesbury Estate SE17 2TR
87 Taplow Thurlow Street SE17 2UH	Flat 20 Michael Faraday House Aylesbury Estate SE17 2TR
96 Portland Street London SE17 2NU	Flat 25 Michael Faraday House Aylesbury Estate SE17 2TR
98 Portland Street London SE17 2NU	Flat 26 Michael Faraday House Aylesbury Estate SE17 2TR
101 Merrow Street London SE17 2NX	Flat 27 Michael Faraday House Aylesbury Estate SE17 2TR
94 Portland Street London SE17 2NU	Flat 24 Michael Faraday House Aylesbury Estate SE17 2TR
88 Portland Street London SE17 2NU	Flat 21 Michael Faraday House Aylesbury Estate SE17 2TR
90 Portland Street London SE17 2NU	Flat 22 Michael Faraday House Aylesbury Estate SE17 2TR
92 Portland Street London SE17 2NU	Flat 23 Michael Faraday House Aylesbury Estate SE17 2TR
103 Merrow Street London SE17 2NX	Flat 3 63 Aylesbury Road SE17 2EQ
113 Merrow Street London SE17 2NX	276 Merrow St London SE17 2PA
115 Merrow Street London SE17 2NX	94 Stanswood Gardens London SE5 7SR
117 Merrow Street London SE17 2NX	258 Merrow Street London SE17 2PA
	15 Aylesbury Road London SE17 2EQ

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations

Environment Agency
 Historic England
 London Underground Limited
 Natural England - London Region & South East Region
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Flat 3 Old Queen Anne House SE17 2EQ
 Flat 3 63 Aylesbury Road SE17 2EQ
 11 Brettell Street London SE17 2NZ
 118 Taplow Thurlow Street SE17 2UJ
 15 Aylesbury Road London SE17 2EQ
 15 Aylesbury Road London SE17 2EQ
 17 Aylesbury Road London SE17 2EQ
 171 Merrow Street London SE17 2NY
 175 Merrow Street London SE17 2NY
 184 Missenden Inville Road SE17 2HX
 240 Merrow Street London SE17 2PA
 258 Merrow Street London SE17 2PA
 258 Merrow Street London SE17 2PA
 260 Merrow Street London SE17 2PA
 276 Merrow St London SE17 2PA
 276 Merrow Street London SE17 2PA
 29 Wooler Street London SE17 2ED
 47 Aylesbury Road London SE17 2EQ
 57 Aylesbury Road London SE17 2EQ
 70 Aylesbury Road London SE17 2EH
 94 Stanswood Gardens London SE5 7SR
 94a Dawes Street London SE17 2EB

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	n/a Notting Hill Housing Trust	Reg. Number	16/AP/2800
Application Type	Approval of Reserved Matters	Case Number	TP/H1059
Recommendation	Grant permission		

Draft of Decision Notice

Approval has been GIVEN for the following details:

Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking.

At: AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO THE WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17

In accordance with application received on 08/07/2016 08:00:17

and Applicant's Drawing Nos. Application Documents

Arboricultural Impact Assessment; BREEAM Pre-Assessment; Community Facility Travel Plan; Daylight, Sunlight and Overshadowing Assessment; Design and Access Statement November 2016; Drainage Strategy Report; Early Years Facility Travel Plan; Energy Statement; Ground Investigation Report; Health Centre Travel Plan; Pedestrian Wind Comfort Analysis Report; Planning and Reconciliation Statement November 2016; Remediation Method Statement; Statement of Community Involvement; Transport Statement November 2016; Ventilation Statement.

Existing Drawings

L01

Proposed Drawings - North Block

A01 REV C; A02 REV A; A03 REV A; A04 REV A; A05 REV A; A06 REV A; A07 REV A; A08; A09; A20; A21; A22; A23; A24; A40; A41; A60; A61; A200; A201; A202.

Proposed Drawings - South Block

B01 REV A; B02 REV B; B03 REV A; B04 REV A; B05 REV A; B06 REV A; B20 REV B; B21 REV B; B22 REV B; B23 REV B; B40 REV A; B41 REV A; B42 REV A; B43 REV A.

Proposed Drawings - Site Wide

L02 REV A; L03; L04 REV C; L08; L11; L12; L-2900 REV C; L-2901.

Proposed Drawings - Technical

9682-D-001 REV E; 9682-GA-001 REV G; 9682-GA-002 REV F; 9682-GA-003 REV D; 9682-RP-001 REV B; 9682-RP-002 REV A; 9682-1300-001-D REV D; SK-161116 REV A

Subject to the following condition:

1 Approved Drawings/Documents

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Application Documents: Arboricultural Impact Assessment; BREEAM Pre-Assessment; Community Facility Travel Plan; Daylight, Sunlight and Overshadowing Assessment; Design and Access Statement November 2016; Drainage Strategy Report; Early Years Facility Travel Plan; Energy Statement; Ground Investigation Report; Health Centre Travel Plan; Pedestrian Wind Comfort Analysis Report; Planning and Reconciliation Statement November 2016; Remediation Method Statement; Statement of Community Involvement; Transport Statement November 2016; Ventilation Statement.

Proposed Drawings - North Block: A01 REV C; A02 REV A; A03 REV A; A04 REV A; A05 REV A; A06 REV A;

A07 REV A; A08; A09; A20; A21; A22; A23; A24; A40; A41; A60; A61; A200; A201; A202.

Proposed Drawings - South Block: B01 REV A; B02 REV B; B03 REV A; B04 REV A; B05 REV A; B06 REV A; B20 REV B; B21 REV B; B22 REV B; B23 REV B; B40 REV A; B41 REV A; B42 REV A; B43 REV A.

Proposed Drawings - Site Wide: L02 REV A; L03; L04 REV C; L08; L11; L12; L-2900 REV C; L-2901.

Proposed Drawings - Technical: 9682-D-001 REV E; 9682-GA-001 REV G; 9682-GA-002 REV F; 9682-GA-003 REV D; 9682-RP-001 REV B; 9682-RP-002 REV A; 9682-1300-001-D REV D; SK-161116 REV A

Reason:

For the avoidance of doubt and in the interests of proper planning.

2 **Tree Planting**

Prior to works commencing, full details of all proposed planting of 33 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

3 **Green Roofs**

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) laid out in accordance with agreed plans; and
- c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

3 **Lighting**

Prior to any above grade work, details of all external lighting, including design of luminaries as well as their location, power and luminance levels shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of amenity and to ensure a high quality public realm.

3 **Design - Mock ups**

Prior to any above grade works taking place a mock up of all external finishes including cladding, brickwork and masonry which includes a corner junctions with door and window reveals, cills, lintels and all ground level door types for the relevant block shall be constructed for inspection on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

3 **Secured by Design**

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

4 **Electric Vehicle Charging**

Before the first occupation of the buildings hereby approved, details of the installation (including location and type) of at least 20% active electric vehicle charger points and 20% passive electric vehicle charging points within the Plot 18 site shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

5 **Vibration**

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

6 **Hours of Use**

The use hereby permitted for Class A1/A3/A4 purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday or 09:00 to 22:30 on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

The Council have published detailed design guidance alongside the Development Plan policies against which applications are assessed. The applicant engaged in pre-application discussions with the Council and the application was decided in a timely manner.

**OPEN
COMMITTEE:
NOTE:**

PLANNING COMMITTEE

Original held in Constitutional Team; all amendments/queries to Victoria Foreman, Constitutional Team,
Tel: 020 7525 5485

MUNICIPAL YEAR 2016/17

OPEN

COPIES		COPIES	
<p>MEMBERS</p> <p>Councillor Nick Dolezal (Chair) 1 Councillor Lorraine Lauder (Vice-Chair) 1 Councillor Samantha Jury-Dada 1 Councillor Hamish McCallum 1 Councillor Darren Merrill 1 Councillor Michael Mitchell 1 Councillor Jamille Mohammed 1 Councillor Adele Morris 1</p> <p>Electronic Copies (No paper)</p> <p>Councillor Catherine Dale (Reserve) Councillor Helen Dennis (Reserve) Councillor Ben Johnson (Reserve) Councillor Eleanor Kerslake (Reserve) Councillor Sarah King (Reserve)</p> <p>MEMBER OF PARLIAMENT (Paper and Electronic)</p> <p>Helen Hayes MP, House of Commons, London, SW1A 0AA 1</p>		<p>PLANNING TEAM</p> <p>Simon Bevan 1 Jacquelyne Green 4</p> <p>COMMUNITY SAFETY AND ENFORCEMENT TEAM</p> <p>Sarah Newman 1</p> <p>COMMUNICATIONS TEAM</p> <p>Louise Neilan 1</p> <p>LEGAL TEAM</p> <p>Jonathan Gorst 1</p> <p>CONSTITUTIONAL TEAM</p> <p>Victoria Foreman 10</p> <p>TOTAL PRINT RUN</p> <p>27</p>	
		List Updated: May 2016	